

Announcement

11 July 2018

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Sale and settlement of 17-19 Fullarton Road, Kent Town, SA and June 2018 revaluation

We are pleased to advise that we have sold the Trust's pathology laboratory located at 17-19 Fullarton Road, Kent Town, SA for \$11 million. The sale which completed on 2 July 2018, was made in the interest of investors and is expected to improve the Trust's weighted average lease expiry. The current tenant Sonic Healthcare is expected to vacate the property in April 2019, after their lease expires.

The proceeds of the sale will be used to reduce debt and fund the Trust's development pipeline.

The Trust's development site located in Herston, QLD, on which the Specialist Rehabilitation Public Hospital is currently under construction was independently valued during June 2018, with a net increase of \$33,808 or 0.04% from the properties' book value immediately prior to valuation.

Valuation details:

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
Specialist Rehabilitation Public Hospital, Herston, QLD	N/A	\$79,966,192	\$80,000,000	N/A	6.00%	\$33,808	0.04%

As at 9 July 2018 the Trust's gearing ratio was 12.11% and the gross assets stood at \$1.49 billion, with total borrowings of \$180.60 million.

More information

We regularly provide up to date information about the Trust, including quarterly Fund Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, Trust diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Trust information' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.

Australian Unity Funds Management Limited ABN 60 071 497 115 AFS Licence No. 234454

Address 114 Albert Road, South Melbourne VIC 3205 Investor Services T 13 29 39 Adviser Services T 1800 649 033

Website australianunity.com.au/wealth Email investments@australianunity.com.au

Applicable to Australian Unity Healthcare Property Trust

Retail Units AUS0102AU Wholesale Units AUS0112AU Class A Units AUS0037AU Funding Units AUS4511AU