

Announcement

20 October 2020

Australian Unity Healthcare Property Trust – ARSN 092 755 318

Changes to the Trust

The below changes have been made to the Healthcare Property Trust- Retail Unit Class (Trust).

Removal of commissions

Effective 28 December 2020, we will cease the payment or rebate (as relevant) of all commissions for investments in the Trust in line with our regulatory obligations under the Treasury Laws Amendment (Ending Grandfathered Conflicted Remuneration) Act 2019.

Change to the Base Management Fee

We are pleased to advise that as part of the Trust changes, we've restructured fees on the Healthcare Property Trust – Retail Unit Class which will mean a reduction in the Base Management Fees paid by these investors, from 1 January 2021. Refer to the table below for a summary of the change.

Retail Units	Current	Proposed
Base Management Fee (Gross Asset Value (GAV) under \$2 billion)	The Base Management Fee is 0.95%pa of the GAV of the Retail Unit's share of the Trust's GAV under \$2 billion.	The Base Management Fee is 0.65%pa of the GAV of the Retail Unit's share of the Trust's GAV under \$2 billion.
(GAV over \$2 billion)	The Base Management Fee is 0.80%pa of the GAV of the Retail Unit's share of the Trust's GAV over \$2 billion.	The Base Management Fee is 0.50%pa of the GAV of the Retail Unit's share of the Trust's GAV over \$2 billion.

* Base Management Fee refers to the base management fee as defined in the Product Disclosure Statement"

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.