

Announcement

21 December 2021

Australian Unity Healthcare Property Trust (Trust) – ARSN 092 755 318

Debt facility refinancing

We are pleased to advise that the Trust has refinanced its debt facility to \$1 billion to support its significant pipeline of acquisitions and developments. The \$1 billion senior unsecured debt facility replaces the existing \$850 million facility and increases the funding diversity of the Trust, with four new financiers, bringing the total number of financiers to seven.

The debt facility means that the Trust has the committed capital in place to support its current pipeline of healthcare and social infrastructure acquisitions and developments over the medium term. In the immediate term proceeds from the refinance will be used to repay all existing debt drawn under bank facilities that mature in January 2023.

It also provides the Trust with additional financing capacity with more flexible terms and improved credit margins which is expected to result in lower interest costs for investors.

The new unsecured borrowing structure is an important step in the Trust's growth strategy and is structured to facilitate access to longer term tenor debt capital markets. The increase in the weighted average tenor of the debt facilities also provides a smoother maturity profile which reduces future refinancing risk and enhances the Trust's ability to continue to deliver on its objective to provide investors consistent and sustainable income returns, together with long-term capital growth.

Trust borrowing details

As of 16 December 2021, the Trust's gearing ratio was 18.03% and the gross assets stood at \$3.01 billion with total borrowings of \$556.00 million.

More information

We regularly provide up to date information about the Trust, including quarterly Trust 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 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.