

Announcement

31 October 2019

Australian Unity Healthcare Property Trust – ARSN 092 755 318

October 2019 property valuations

Nine of the Trust's properties were independently valued during October 2019, with a net increase of \$14.69 million or 5.4% from the properties' book value immediately prior to valuation. The material valuations included:

RPAH Medical Centre, NSW – The independent value of the property increased by \$5.01 million or 5.80% from the property's book value immediately prior to valuation. The increase in value is the result of a firming of the capitalisation rate from 7.13% to 6.75% and an increase in market rent. The cap rate has firmed 37.5 basis points reflecting recent hospital sales and general tightening of yields across the sector.

Constitution Hill Aged Care, NSW – The independent value of the property increased in value by \$4.28 million or 22.90% from the property's book value immediately prior to valuation. The increase in value is the result of a firming of the capitalisation rate from 7.25% to 7.00% and the inclusion of profit rent in the current valuation.

84-88 Bridge Road, VIC – The independent value of the property increased by \$1.85 million or 9.20% from the property's book value immediately prior to valuation. The increase in value is the result of a firming of the capitalisation rate from 5.75% to 5.50% and an increase in market rents reflecting recent hospital sales and general tightening of yields across the sector.

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
RPAH Medical Centre, NSW	\$85,800,000	\$86,187,592	\$91,200,000	7.13%	6.75%	\$5,012,408	5.8%
8 Herbert Street, NSW	\$58,700,000	\$65,225,816	\$65,400,000	6.00%	5.88%	\$174,184	0.3%
Brunswick Private Hospital, VIC	\$38,400,000	\$38,468,022	\$41,700,000	6.10%	5.75%	\$3,231,978	8.4%
North Shore Specialist Day Hospital, NSW	\$21,700,000	\$21,917,955	\$22,750,000	6.50%	6.38%	\$832,045	3.8%
84-88 Bridge Road, VIC	\$20,150,000	\$20,150,000	\$22,000,000	5.75%	5.50%	\$1,850,000	9.2%
Berkeley Vale Private Hospital, NSW	\$19,700,000	\$19,724,327	\$19,700,000	6.50%	6.50%	(\$24,327)	(0.1%)
Constitution Hill Aged Care, NSW	\$17,000,000	\$18,716,000	\$23,000,000	7.25%	7.00%	\$4,284,000	22.9%
70 Moreland Road, Brunswick, VIC	\$1,130,000	\$1,912,681	\$1,300,000	n/a	n/a	(\$612,681)	(32.0%)
93 Davies Street, Brunswick, VIC	\$900,000	\$968,550	\$910,000	n/a	n/a	(\$58,550)	(6.0%)
Total	\$263,480,000	\$273,270,943	\$287,960,000			\$14,689,057	5.4%

As at 24 October 2019, the Trust's gearing ratio was 21.32% and the gross assets stood at \$1.75 billion, with total borrowings of \$372.4 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.