

Announcement

29 March 2023

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

Property acquisition

The Trust acquired an aged care building located at 112 Burnett Street, Buderim, QLD for a purchase price of \$37.4 million (plus acquisition costs) on 15 March 2023.

The property comprises 138 beds and is leased to Bolton Clarke on a 25 year lease term.

Agreement to sell development rights

The Trust has accepted a proposal to sell the right to develop a proposed private hospital at Herston Quarter, Queensland, to Herston Development Company Pty Ltd (HDC) for \$13 million (plus GST)(Divestment). The Divestment is subject to agreeing final transaction documents.

HDC and the Responsible Entity of the Trust, Australian Unity Funds Management Limited (AUFM) are wholly owned subsidiaries of Australian Unity Limited (AUL) and are therefore related parties.

The Divestment has been agreed on arm's length basis. The related party arrangements described in this announcement adhere to the Trust's Related Party Policy. Refer to section 8.07 of the Trust's Product Disclosure Statement dated 6 March 2023 for more related party transaction information.

Trust borrowing details

As of 27 March 2023, the Trust's gearing ratio was 30.09% and the Trust's gross assets value stood at \$3.94 billion, with total borrowings of \$1.19 billion.

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.