

Healthcare Property Trust

Announcement – 8 July 2010

Property revaluations

Five of the Fund's properties were independently valued during the June 2010 quarter, with a change from their previous book value of -\$1.01m or -1.70%.

The decrease in value is largely attributed to the Constitution Hill Aged Care property, due to the write down of acquisition costs of approximately \$0.9m and a change in the valuation methodology adopted by the valuer. The fall in the Eureka Medical Centre valuation is primarily due to the movement in the capitalisation rate* from 7.75% to 8.25%.

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate*	New capitalisation rate*	Variance to book value	Variance to book value %
Ipswich Medical Centre and Day Surgery, QLD	\$12,501,200	\$12,500,000	8.00%	8.25%	-\$1,200	-0.01%
Willetts Road Medical Centre properties, QLD ⁽¹⁾	\$9,905,185	\$10,100,000	8.25%	8.25%	\$194,815	1.97%
Victoria House Medical Centre, VIC	\$17,017,118	\$17,250,000	8.50%	8.50%	\$232,882	1.37%
Eureka Medical Centre, VIC	\$4,000,742	\$3,800,000	7.75%	8.25%	-\$200,742	-5.02%
Constitution Hill Aged Care, NSW	\$16,004,649	\$14,770,000	9.10%	8.50%	-\$1,234,649	-7.71%
Total	\$59,428,894	\$58,420,000			-\$1,008,894	-1.70%

(1) Includes a parcel of vacant land 1-3 Discovery Lane, North Mackay valued at \$1.0 million as at June 2010.

At 30 June 2010, the Fund's gearing ratio is 43.32% and the gross assets stand at \$408.36m, with total borrowings of \$176.90m.

Please refer to other pages of this website or contact Investor Services on 13 29 39 for additional information about the Fund.

* A capitalisation rate is a property's assumed rental yield and is often used when valuing a property. It calculates the value of the property based on its estimated future income and risk profile. Lower capitalisation rates are an indication that the property is considered less risky and more likely to be considered attractive by investors, which contributes to a higher value for the property.