

Healthcare Property Trust

Announcement – 4 October 2010

Property revaluation

Three of the Fund's properties were independently valued during the September quarter, with an increase from their previous book value of \$0.48m or 0.89%.

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value %
The Valley Private Hospital, VIC	\$20,159,894	\$20,500,000	9.50%	9.50%	\$340,106	1.69%
Beleura Private Hospital, VIC	\$33,507,330	\$33,500,000	9.50%	9.75%	-\$7,330	-0.02%
Beleura Clinic, VIC	\$850,000	\$1,000,000	7.75%	n/a	\$150,000	17.65%
Total	\$54,517,224	\$55,000,000			\$482,776	0.89%

At 30 September 2010, the Fund's gearing ratio is 43.20% and the gross assets stand at \$410.67m, with total borrowings of \$177.40m.

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