

Healthcare Property Trust

ARSN 092 755 318

Announcement –15 April 2011

Update to buy spread

We have recently reduced the buy spread for all three unit classes of the Healthcare Property Trust. The buy spread, which is reflected in the Trust's entry unit price, represents the estimated cost incurred by the Trust when acquiring assets. This cost is applied to investors upon purchase of units from the Trust.

The Trust's buy spread along with the existing sell spread is designed to help ensure that transaction costs are equally borne by all investors in the Trust. The buy spread is not an additional fee paid to us. It is retained in the Trust to cover transaction costs.

The current [buy and sell spread](#) for each of the unit classes are:

Class of units	Buy Spread	Sell Spread
Healthcare Property Trust – Retail Units	0.50%	0.50%
Healthcare Property Trust – Wholesale Units	0.50%	0.50%
Healthcare Property Trust – Class A Units	0.40%	0.40%

For more information

We regularly provide up to date information about the Trust, including quarterly Fund Performance Update's and Continuous Disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' section of this website or contact Investor Services on **13 29 39** for copies of the documents.