

## Healthcare Property Trust

ARSN 092 755 318

Announcement – 31 May 2011

### Property Revaluations

Four of the Trust's properties were independently valued during May, with an increase from their previous [book value](#) of \$0.15m or 0.42%.

Valuation details:

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate (%)	New capitalisation rate (%)	Variance to book value	Variance to book value (%)
Eureka Medical Centre, VIC	\$3,800,000	\$3,825,000	8.25%	8.50%	\$25,000	0.66%
Figtree Private Hospital, NSW	\$18,683,727	\$19,750,000	10.50%	10.25%	\$1,066,273	5.71%
Figtree Consulting Suites, NSW	\$1,107,677	\$1,170,000	n/a	n/a	\$62,323	5.63%
Ipswich Medical Centre, QLD	\$12,502,120	\$11,500,000	8.00%	8.50%	-\$1,002,120	-8.02%
<b>Total</b>	\$36,093,524	\$36,245,000			\$151,476	0.42%

At 30 May 2011, the Fund's gearing ratio is 43.23% and gross assets stand at \$424.97m with total borrowings of \$183.70m.

#### 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.