

Healthcare Property Trust

ARSN 092 755 318

Announcement – 11 July 2011

Borrowing facility refinanced

We are pleased to announce that the Trust's \$200 million syndicated borrowing facility has been refinanced at a lower cost of borrowings. Assuming no other material changes, the lower cost of borrowings should increase the Trust's distribution by more than 1%.

The new syndicated facility has been refinanced ahead of its maturity date, for a three-year term, that matures in June 2014. The new facility is provided by four top-tier banks, three of which took part in the previous facility. The refinancing ahead of time shows the quality of the Trust and its assets, and is a great outcome for the Trust's investors.

The Trust's borrowings are 88% hedged with a weighted hedge duration of 2.5 years at 30 June 2011. The borrowing facility was drawn to \$185.80 million as at 30 June 2011.

Property Revaluations

Three of the Trust's properties were independently valued during June, with a collective decrease from these three properties' previous [book value](#) of \$1.17m or -2.77%. The reduction in value is attributed mainly to a tenant in the Willetts Road Medical Centre, Mackay not exercising their renewal option.

At 30 June 2011, the Trust's gearing ratio is 44.14% and gross assets stand at \$420.96m with total borrowings of \$185.80m.

For more information

We regularly provide up-to-date information about the Trust, including quarterly Fund Updates 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.