

Healthcare Property Trust

ARSN 092 755 318

Announcement –13 October 2011

Property Revaluations

Four of the Trust's properties were independently valued during August and September, with an increase from their previous [book value](#) of \$0.20m.

Valuation details:

Property	Pre-valuation book value	New independent valuation	Previous capitalisation rate (%)	New capitalisation rate (%)	Variance to book value	Variance to book value (%)
Berkely Vale Private Hospital, NSW	\$11,702,589	\$11,775,000	9.50%	9.50%	\$72,411	0.62%
Hunters Hill Private Hospital, NSW	\$11,777,440	\$11,875,000	9.00	9.00	\$97,560	0.83%
Calvary College Grove Rehabilitation Hospital, SA	\$14,200,700	\$14,300,000	9.25%	9.50%	\$99,300	0.70%
Forest Road, Orange, NSW	\$8,121,365	\$8,050,000	n/a	n/a	-\$71,365	-0.88%
Total	\$45,802,094	\$46,000,000			\$197,906	0.43%

At 30 September 2011, the Trust's gearing ratio is 44.31% and gross assets stand at \$426.09m with total borrowings of \$188.80m.

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.