

Healthcare Property Trust

ARSN 092 755 318

Announcement – 17 October 2011

Upcoming Discounted Rights Offer & deferral of November 2011 withdrawal facilities

Australian Unity Investments is pleased to announce that it intends to commence a limited and exclusive offer to existing investors in the Australian Unity Healthcare Property Trust in late October. The Trust is seeking to raise a maximum of \$50 million from existing investors under a Discounted Rights Offer⁽¹⁾ (Offer), to fund the proposed expansion of three of its hospitals.

Under the proposed Offer, existing investors who held units in the Trust at 12 October 2011 will be entitled to purchase \$1.00 of new discounted units for every \$4.55 worth of units they held at 12 October 2011. It is anticipated that the new discounted units will be offered at a 7.5% discount to the 12 October 2011 unit (mid) price of the relevant class of units that they apply for.

[Find out more about the Upcoming Discounted Rights Offer.](#)

No withdrawals during the Discounted Rights Offer

There will be no withdrawal facility during the Offer period.

For Retail Unit holders and Wholesale Unit holders, the quarterly withdrawal facility for 28 November 2011 will be deferred. We intend to spread the 2.5% of net assets available for withdrawals from the November quarter over the 28 February 2012 and 28 May 2012 quarters at an increased withdrawal amount of 3.75% of the total value of the Retail Units and Wholesale Units on issue respectively.

For Class A Unit Holders, the monthly withdrawal facility for 28 November 2011 will be deferred until the day after the Discounted Rights Offer Close Date, which is expected to be 21 December 2011.

We have decided to defer withdrawals as we will be unable to fairly calculate the withdrawal unit price during the Offer period while the amount of funds raised under the proposed Offer remains unknown.

For more information

We regularly provide up-to-date information about the Trust, including quarterly Fund Performance 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' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.

(1) The details of the proposed Offer may change. Before deciding to take up the proposed Offer, you should obtain the Discounted Rights Offer Product Disclosure Statement (DRO-PDS) and consider whether the proposed Offer is available and appropriate for you. The DRO-PDS is expected to be available in late October 2011.