

## Healthcare Property Trust

ARSN 092 755 318

Announcement – 8 November 2011

### A forecast error in our Offer correspondence

Investors and financial advisers that recently received information regarding the current discount rights Offer for the Australian Unity Healthcare Property Trust should be aware there is a printing error in the brochure that describes the Offer.

Unfortunately, in the detailed 'Forecasts for investment returns' table a printing error overstated the one-year forecast returns for Class A consolidated units (discounted and existing units). The one-year Distribution return should have read 8.10%; the one-year Growth return should have read 2.57%; and the Total return should have read 10.67%. The figures originally printed duplicated the one-year forecast returns for new discounted Class A Units.

The corrected table is below and the section with the error has been highlighted.

Consolidated units (discounted and existing units): investor takes up full entitlement				New discounted units purchased under the Offer			
<b>1 year (from 31 December 2011)</b>							
	Distribution	Growth	Total return		Distribution	Growth	Total return
<b>Retail</b>	8.63%	2.74%	11.38%	<b>Retail</b>	9.14%	8.75%	17.89%
<b>Wholesale</b>	8.86%	2.76%	11.62%	<b>Wholesale</b>	9.38%	8.76%	18.14%
<b>Class A</b>	8.56%	8.38%	16.94%	<b>Class A</b>	8.56%	8.38%	16.94%
	<b>8.10%</b>	<b>2.57%</b>	<b>10.67%</b>				
<b>2 years p.a. (from 31 December 2011)</b>							
<b>Retail</b>	8.34%	2.39%	10.73%	<b>Retail</b>	8.58%	5.35%	13.93%
<b>Wholesale</b>	8.57%	2.40%	10.97%	<b>Wholesale</b>	8.82%	5.36%	14.18%
<b>Class A</b>	7.89%	2.16%	10.05%	<b>Class A</b>	8.11%	5.03%	13.13%
Returns are forecasts for new units from 31 December 2011 and made on the basis that the Offer is fully subscribed and that the expansions proceed and are successful and leases are entered into on the terms assumed. The future forecast returns are not guaranteed, and are provided only to indicate current projections for the Trust. We emphasise that investment decisions should be made independently of the forecast returns, past performance, distribution rate, or the ratings given by a ratings agency, for the Trust, since these can vary, and are current only to the date of this publication. For more information on forecasts, please see the final page of this publication.							

Australian Unity Investments apologises for the error and any confusion it may have caused. You can be assured that it does not reflect the standards and quality of service we provide to our valued clients.

If you have submitted an application under the Offer and believe the error may have materially affected your decision to invest in the Trust, please contact a member of our Investor Services team on 13 29 39. Alternatively, you can email us at [investments@australianunity.com.au](mailto:investments@australianunity.com.au).

#### Notice issued by:

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#### Notice applicable to:

Healthcare Property Trust Retail Units:  
 Healthcare Property Trust Wholesale Units:  
 Healthcare Property Trust Class A Units:

**APIR Code**  
 AUS0102AU  
 AUS0112AU  
 AUS0037AU