

Healthcare Property Trust

Property Profile - 31 March 2012



Uniquely positioned for Australia's ageing population

The Australian Unity Healthcare Property Trust first started operation in 1998 to capitalise on Australia's ageing population and its growing demands for healthcare.

Over the past 13 years, the Trust has grown to become one of the largest and highest rated property funds in Australia, offering investors benefits that include:

- stable quarterly income and the potential for strong capital growth
- exposure to a sector supported by Australia's large ageing population.

Why healthcare property has been good for your investment

According to the most recent available data, health expenditure in Australia in 2008–09 reached \$112.8 billion, an increase of \$9.2 billion over 2007–08. Hospitals account for around 39% of this expenditure, medical services for 19% and medications for 14%.¹

It is estimated that about half of all Australians have private health insurance.² Further, private hospitals treat approximately 40% of all hospital patients and demand for private healthcare services is growing strongly. Comparing the financial years 2008–09 and 2009–10, the number of patients admitted to private hospitals rose by 5.1%. Over the same period the number of patients admitted to public hospitals rose by 3.7%.³

1. Health expenditure, Australian Institute of Health and Welfare, www.aihw.gov.au, September 2011.

2. Australian Government website www.dfat.gov.au/facts/healthcare.html (last updated April 2008).

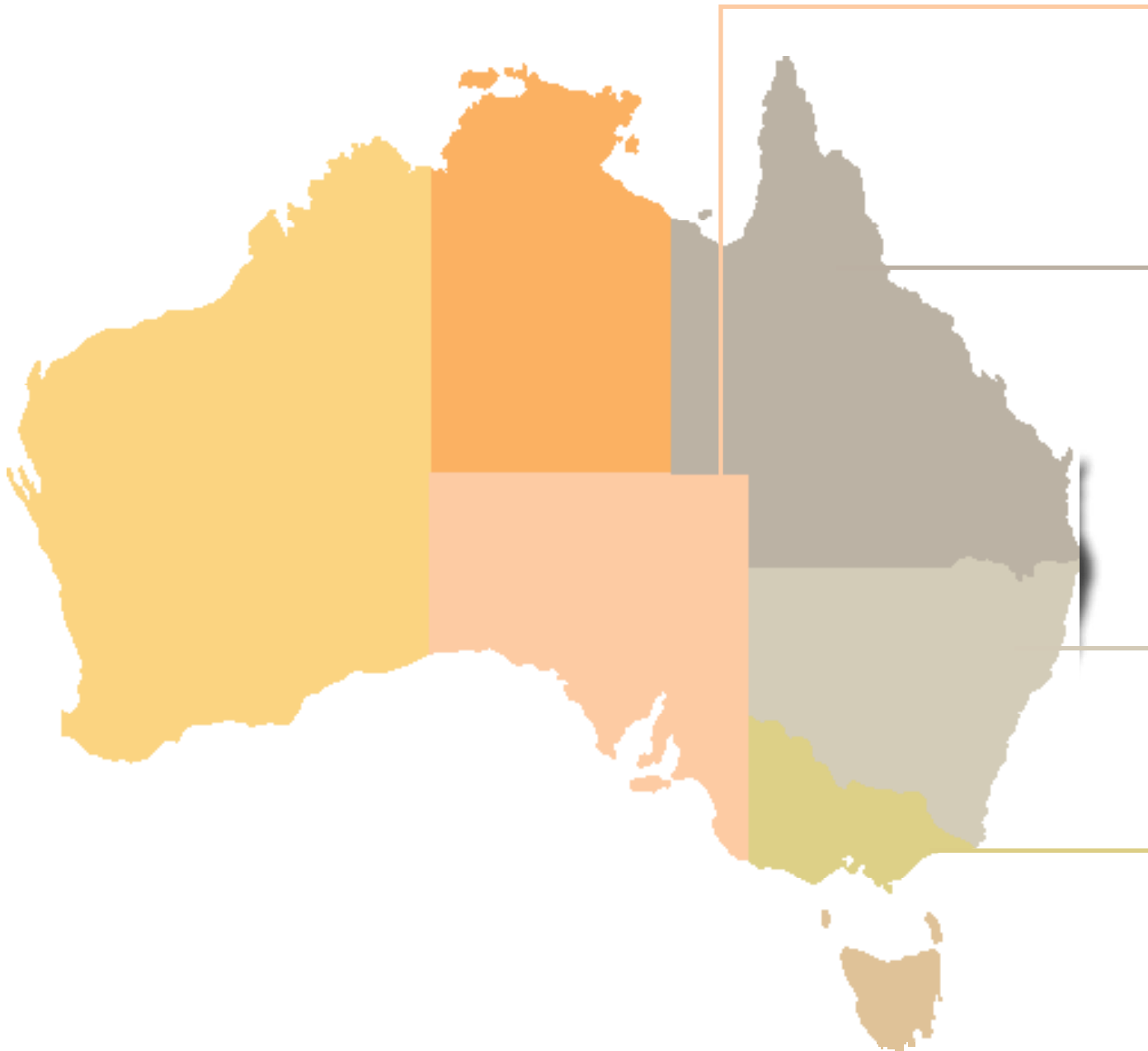
3. Provision of Services in Private Hospitals, Australian Private Hospitals Association, www.apha.org.au, September 2011

Rating summary



A snapshot of the Trust's direct property portfolio

The Healthcare Property Trust comprises a quality portfolio of 22 properties across Australia, which together with its other assets, are valued at close to \$434 million (31 March 2012).



Manningham Medical Centre



Beleura Private Hospital

QUEENSLAND

Ipswich Medical Centre & Day Surgery, Ipswich
Mackay Medical Centre & Day Surgery, Mackay



Mackay Medical Centre & Day Surgery

SOUTH AUSTRALIA

College Grove Private Hospital, Walkerville
Wakefield Medical Clinic, Adelaide
Wakefield Private Hospital, Adelaide
12 View Road, Walkerville, Adelaide



Wakefield Private Hospital

NEW SOUTH WALES

IVF Australia Clinic, St Leonards
Berkeley Vale Private Hospital, Berkeley Vale
Constitution Hill Aged Care Facility, Toongabbie
Forest Road Development Site, Orange
Hunters Hill Private Hospital, Hunters Hill
Figtree Consulting Suites, Figtree
Figtree Private Hospital, Figtree
RPAH Medical Centre, Newtown



IVF Australia Clinic

VICTORIA

Beleura Private Hospital, Mornington
Beleura Clinic, Moorooduc
Eureka Medical Centre, Ballarat
Manningham Medical Centre, Templestowe
Peninsula Private Hospital, Langwarrin
The Valley Private Hospital, Mulgrave
Brunswick Private Hospital & Brunswick House Aged Care, Brunswick



RPAH Medical Centre



Peninsula Private Hospital



The Valley Private Hospital

Our property experience

Australian Unity Investments has over 30 years of funds management experience and over 10 years experience in property asset management. Our property portfolio is currently valued at close to \$1.7 billion as at 29 February 2012 and comprises assets in industrial, healthcare and office sectors.

Our property executive team



Martin Hession
Head of Property

Martin joined Australian Unity Investments in 2002 and is responsible for our property portfolio. His 30 years' experience in property includes portfolio management, commercial and land development, and real estate agency management.



Peter Lambden
Head of Diversified
Property Funds

Peter joined Australian Unity Investments in 2001 and has 40 years' experience in portfolio and property management. He is highly regarded for his knowledge of the commercial property sector and is responsible for the performance of our Retail Property Fund, Diversified Property Fund, Office Property Trust and Property Income Fund.



Mark Lumby
Head of Office and
Industrial Property

Mark recently joined Australian Unity Investments from Investa Property Group and has more than 13 years' experience in property funds management. He was responsible for the performance of the Office Property Fund, Fifth Commercial Trust and Second Industrial Trust over the past four years and will continue to lead in the management of these funds.



Chris Smith
Head of Healthcare and
Retirement Property Funds

Chris joined Australian Unity Investments in 2001 and has more than 20 years' experience in portfolio and property management. Over the past decade, he has played a vital role in shaping our Healthcare Property Trust into one of the largest and highest rated property funds in Australia.

Contact us

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