Announcement

15 April 2025

Australian Unity Healthcare Property Trust (Trust) – ARSN 092 755 318

Important update on Australian Unity Healthcare Property Trust withdrawals

Australian Unity Funds Management Limited (AUFM), as Responsible Entity of the Trust, would like to announce changes to the withdrawal facility for the Trust. These changes are being introduced to support the Trust to generate long-term value for all investors while maintaining our commitment to providing liquidity to unitholders.

- Transition to quarterly withdrawal facility (***Class A Units only***)
- Temporary closure to new applications (***Class A Units only***)
- Revised quarterly withdrawal amount available (***All unit classes***)

For more information, please refer to the Trust's Product Disclosure Statement (PDS) available on our website at australianunity.com.au/hpt.

Class A Units

Transition to quarterly withdrawal facility

Effective **15 April 2025**, AUFM reasonably expects that the withdrawal requests for Class A Units are likely to exceed the amount of Class A Units' cash reserves. Due to these abnormal operating conditions, withdrawals will be processed on a **quarterly basis**.

Each month, we will carry out an assessment of the status of the Class A Units' cash reserve to determine whether there are sufficient funds to satisfy the withdrawal requests. If there are sufficient funds to satisfy withdrawal requests monthly, this will occur.

Any withdrawal requests received from this point onward will be considered for processing **during the next quarterly withdrawal facility** and met from the general cash pool. The quarterly withdrawal requests are met on 28 February, 28 May, 28 August and 28 November each year.

Temporary closure to new applications

It is important that unitholders have sufficient time to review these changes and as a result we will be **temporarily closing the Class A Units of the Trust to new applications for 30 days following this announcement**. This approach allows us to focus on investor communications and ensure that all stakeholders are well-informed.

All Unit Classes

Revised quarterly withdrawal amount available

To support the long-term stability of the Trust, to preserve capital, and act in the best interest of all unitholders, the amount available through the **quarterly withdrawal facility will reduce to 1.25%** of the net asset value of the relevant class of units on issue.

This change has been made in the **best interests of all unitholders** and will allow us to continue to provide liquidity while supporting the Trust to generate long-term value for all investors. Since 1 January 2023, the

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Trust has facilitated withdrawal requests equating to $606.2 million to all classes of units. The change to the quarterly withdrawal facility will remain in place until the Trust's cash reserves are sufficient to consider increasing the withdrawal facility above 1.25%. In line with the PDS, the maximum (cap) withdrawal facility available for investors is 2.5%. The Continuous Disclosure Notice will provide up to date information about the applicable cap for each quarter.

The quarterly capped withdrawal facility is expected to be oversubscribed. If withdrawal requests exceed the amount available, withdrawals may be met on a pro-rata basis. Where a pro-rata payment occurs, you will need to reapply in a subsequent withdrawal period if you wish to withdraw any further amount. Quarterly withdrawals will be met from the Trust's general cash pool.

Details relating to the level of oversubscriptions will be made available on our website following each quarterly withdrawal.

More information

We regularly provide up to date information about the Trust, including quarterly Trust Updates and continuous disclosure information. These contain current information about the Trust's gearing, interest cover, borrowings, Trust diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Documents' section of this website or contact Investor Services on 1300 997 774 or +61 3 9616 8687 for copies of the Trust Update.

Important information

Units in the Australian Unity Healthcare Property Trust (Trust) are issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No. 234454. Information provided here is general information only and current at the time of publication. It does not take into account your objectives, financial situation or needs. Accordingly, you should consider the appropriateness of such information having regard to your objectives, financial situation and needs. In deciding whether to acquire, hold or dispose of Trust units you should obtain a copy of the Product Disclosure Statement (PDS) and consider same and seek appropriate professional financial and taxation advice before making any such decision. The PDS and Target Market Determination for the Trust is available at australianunity.com.au/wealth or by calling our Investor Services team on 1300 997 774. Past performance is not a reliable indicator of future performance. This information is intended for recipients in Australia only.