

# NorthWest Premium Cash Offer for units in the Australian Unity Healthcare Property Trust

15 June 2021

## CASH OFFER TO UNITHOLDERS FROM NORTHWEST TRUST IN THE EVENT THE TRANSFER RESOLUTION IS NOT APPROVED

The information contained in this document is not investment or financial product advice and does not take into account your investment objectives, financial situation and needs.

There is no obligation on any Unitholder to participate in the NorthWest Premium Cash Offer.

In accordance with the Trust Scheme Booklet dated 28 May 2021, NorthWest Trust has convened a meeting of the members of the Australian Unity Healthcare Property Trust ('Trust') to consider and, if thought fit, approve a Transfer Resolution for the proposed all cash acquisition by NorthWest Trust of all of the Units by way of a trust scheme amendment to the constitution of the Trust ('AUHPT Meeting'). NorthWest Trust has also provided supplementary trust scheme booklets to members on 8 June 2021 and 15 June 2021, the latter of which had the effect of increasing the price for the proposed acquisition of Units by NorthWest Trust to \$2.70 per Wholesale Unit, \$2.76 per Retail Unit and \$1.69 per Class A Unit ('NorthWest Proposal').

Capitalised terms not otherwise defined in this document have the meaning as defined in the Trust Scheme Booklet.

On 9 June 2021, Australian Unity Funds Management Limited ('AUFM'), as responsible entity for the Trust, provided members with an offer from Australian Unity Strategic Holdings Pty Limited ('AUSH'), a related body corporate of AUFM for \$2.60 per Wholesale Unit, \$2.6648 per Retail Unit and \$1.6273 per Class A Unit ('Australian Unity Cash Offer').

**If you have any questions about the NorthWest Premium Cash Offer, please call the NorthWest Unitholder Information Line, which can be reached at 1300 034 132 (within Australia) or +61 3 9415 4677 (international).**

As the price currently offered to members by NorthWest Trust under the NorthWest Proposal is higher than the price offered under the Australian Unity Cash Offer, **NorthWest Trust is now offering members of the Trust, the opportunity to sell their Units directly to NorthWest Trust for \$2.70 per Wholesale Unit, \$2.76 per Retail Unit and \$1.69 per Class A Unit**, which will be effective in the event that the Transfer Resolution is not approved at the AUHPT Meeting.

In the event that you have already accepted the Australian Unity Cash Offer and would like to instead participate in the NorthWest Premium Cash Offer, we recommend that you contact AUFM and AUSH to indicate that you wish to rescind your acceptance of that offer as soon as possible. However, unless you receive confirmation that your acceptance has been rescinded, you will not be able to participate in the NorthWest Premium Cash Offer.

Before deciding whether to sell or retain some or all of your Units in the Trust, you should carefully consider the information about the Trust and the further information provided by NorthWest Trust in the Trust Scheme Booklet and supplementary trust scheme booklets available online at [www.northwestproposal.com.au](http://www.northwestproposal.com.au).

Any decision that you make in relation to your investment in the Trust should take into account your investment objectives, financial situation and needs. We also suggest discussing your options with a licensed financial adviser. NorthWest Trust will not provide any financial product or investment advice in relation to the NorthWest Premium Cash Offer.

**Opening date**  
Tuesday, 15 June 2021

**Closing date**  
Friday, 23 July 2021 (5:00 pm Melbourne time)

**15 June 2021**

**What is the NorthWest Premium Cash Offer?**

The NorthWest Premium Cash Offer is separate to the NorthWest Proposal described in the Trust Scheme Booklet and is an offer by NorthWest Trust to buy Units from you under the terms and conditions set out in this document.

As set out above, on 9 June 2021, AUFM, as responsible entity for the Trust, provided members with the Australian Unity Cash Offer. As the price currently offered to members by NorthWest Trust under the NorthWest Proposal is higher than the price offered under the Australian Unity Cash Offer, NorthWest Trust is now offering members of the Trust the opportunity to sell their Units directly to NorthWest Trust. This NorthWest Premium Cash Offer will be effective in the event that the Transfer Resolution is not approved at the AUHPT Meeting, and the NorthWest Proposal does not proceed. As your Units will be acquired after 30 June 2021, you will also receive the 30 June 2021 Distribution.

There is no obligation on any Unitholder to participate in the NorthWest Premium Cash Offer.

To accept the NorthWest Premium Cash Offer you must agree to appoint the Chair of the AUHPT Meeting as your proxy, and instruct the Chair to vote in favour of the Transfer Resolution at the AUHPT Meeting.

**NorthWest Trust is offering to buy your Units in the Trust at a price which is at a premium to the Australian Unity Cash Offer. The following table summarises the premium being offered:**

Unit class	Australian Unity Cash Offer	NorthWest Premium Cash Offer	Current withdrawal price (ex distributions) <sup>1</sup>	Premium offered by NorthWest
Wholesale	\$2.6000	\$2.70	\$2.24	20.5%
Retail	\$2.6648	\$2.76	\$2.29	20.5%
Class A	\$1.6273	\$1.69	\$1.40	20.5%

Units in the Trust do not trade on a licensed market and therefore there is no market value for Units.

**How is the Unit Price calculated?**

We refer to the Australian Unity Cash Offer document, which noted that for all of the Trust's classes of Units, the Unit Prices are generally calculated by taking the value of the Trust's assets relevant to that class and deducting the value of the liabilities relevant to the class. The resulting value is then divided by the total number of Units issued in that class.

Where fees or costs relate to more than one class, the deduction is made for the relevant proportion of those fees relevant to the respective class of Units.

Both the application and the withdrawal price for Units under the Constitution are calculated taking into account any applicable buy/sell spread, which is a percentage amount applied to the Unit Price. It ensures that there is an equitable application of the costs of buying and selling assets to investors entering and exiting the Trust.

Under the Trust's regular withdrawal facility on 10 June 2021, investors were able to withdraw from the Trust, in effect sell their Units, at the following prices:

Unit class	Withdrawal price (ex distribution) as at 10 June
Wholesale	\$2.2373
Retail	\$2.2931
Class A	\$1.4002

We also refer to the Supplementary Independent Expert's Report enclosed at Annexure A of the Second Supplementary Trust Scheme Booklet, which concluded that NorthWest Trust's offer price for Units is fair and reasonable and in the best interests of members of AUHPT. The Independent Expert has assessed the full underlying value of AUHPT to be in the range of \$2.31 to \$2.50 per Wholesale Unit, \$2.36 to \$2.55 per Retail Unit and \$1.47 to \$1.59 per Class A Unit. Given that the price offered for the NorthWest Premium Cash Offer is above the price considered by the Independent Expert and the price offered by AUSH under the Australian Unity Cash Offer, and based on the above, NorthWest Trust considers that its Unit Price is a fair estimate of the value of the Units it is offering to acquire.

**What is the Australian Unity Cash Offer?**

AUFM has provided members with an unsolicited offer for Units made by AUSH. The price offered by AUSH in the Australian Unity Cash Offer is less than the price offered by the NorthWest Trust under this document and under the revised price for the NorthWest Proposal.

NorthWest Trust has requested that AUFM provide the NorthWest Premium Cash Offer to all members of AUHPT. AUFM has previously refused to engage with NorthWest Trust in relation to the NorthWest Proposal. For further information regarding NorthWest Trust's attempts to engage with AUFM, please see the Trust Scheme Booklet and supplementary booklets available at [www.northwestproposal.com.au](http://www.northwestproposal.com.au).

<sup>1</sup> Based on unit withdrawal prices (cum distribution) published on AUHPT's website of \$2.2568 per wholesale unit, \$2.3131 per retail unit and \$1.4105 per Class A unit at 10 June 2021 less the

assumed June 2021 quarterly distributions accrued to 10 June 2021, assuming June 2021 quarterly distribution of 2.5 cents per wholesale unit, 2.6 cents per retail unit and 1.3 cents per Class A unit.

**15 June 2021**

**Why is NorthWest Trust offering to purchase your Units at a premium to the Australian Unity Cash Offer?**

NorthWest Trust considers that its proposal represents a compelling value proposition for members. The NorthWest Premium Cash Offer represents an alternative means for NorthWest Trust to give Unitholders the benefit of its cash price in the NorthWest Proposal, if the NorthWest Proposal is not approved by the required majority at the AUHPT Meeting.

Further information relating the NorthWest Proposal is set out in the Trust Scheme Booklet and supplementary trust scheme booklets available online at:

[www.northwestproposal.com.au](http://www.northwestproposal.com.au).

**What are your options:**

1. Lodge a request to sell some or all of your Units to NorthWest Trust through the NorthWest Premium Cash Offer. You may also request to sell all of your Units to be issued under the Trust Distribution Reinvestment Plan to NorthWest Trust through the NorthWest Premium Cash Offer.

or

2. Lodge a request to sell some or all of your Units to AUSP through the Australian Unity Cash Offer.

or

3. Retain your Units and vote in favour of the Transfer Resolution to give effect to the NorthWest Proposal.

or

4. Retain your Units and not sell any of your Units through the NorthWest Premium Cash Offer or the NorthWest Proposal.

If you choose to retain your Units, you do not need to do anything at all.

**What value of Units is NorthWest Trust offering to buy under the NorthWest Premium Cash Offer?**

NorthWest Trust is offering to buy \$400 million of Units through the NorthWest Premium Cash Offer. At the date of this document NorthWest Trust is offering to purchase the following value of each unit class:

Unit class	Value
Retail	\$400 million less the value of Class A Units purchased
Wholesale	
Class A	The lesser of 15% of the value of Retail and Wholesale Units purchased and \$12 million
Total	\$400 million in total

NorthWest Trust retains the discretion to buy a greater amount of each unit class.

**What is the minimum value of Units NorthWest Trust will buy from an account holder?**

NorthWest Trust will purchase any amount of Units not exceeding a total value of \$400 million.

**What if the total value of Units that investors want to accept the offer to purchase exceeds \$400 million and/or exceeds the limit for a particular unit class?**

If the total value of accepted requests to sell Units from Unitholders exceeds a value of \$400 million, NorthWest Trust will scaleback the offer for each Unit class on a pro-rata basis, unless it otherwise elects to acquire a greater amount of Units in a particular unit class.

If scaleback occurs, NorthWest Trust will only purchase a portion of the Units for which you have accepted the offer to purchase.

**How does the NorthWest Premium Cash Offer work?**

NorthWest Trust has made an offer to the Trust's Unitholders to buy their Units at the premium to the Unit Price set out above.

If you apply to participate in the NorthWest Premium Cash Offer:

1. you must provide NorthWest Trust with a completed NorthWest Premium Cash Offer Request Form ('Request Form'), in which you appoint the Chair of the AUHPT Meeting as your proxy and instruct the Chair to vote in favour of the Transfer Resolution to be considered at the AUHPT Meeting;
2. following the end of the offer period on 23 July 2021, NorthWest Trust will provide you with a unit transfer form for your Units (including Units issued to you under the Trust Distribution Reinvestment Plan if you elect to sell them); and
3. once you provide a signed counterpart of the unit transfer form, NorthWest Trust will proceed to effect the transfer of Units and make the payment to your nominated Australian bank or financial institution account.

NorthWest Trust is not making a recommendation as to whether or not you should participate in the NorthWest Premium Cash Offer. Your participation in the NorthWest Premium Cash Offer is a matter solely for you to determine.

**When is the NorthWest Premium Cash Offer happening?**

The NorthWest Premium Cash Offer will be open on 15 June 2021 ('Opening Date') and will close at 5:00 pm on 23 July 2021 ('Closing Date'). Applications received after the Closing Date will not be accepted. All times referred to in this document are Melbourne time.

In the event that the Transfer Resolution is approved at the meeting of members, your Units will not be acquired by NorthWest Trust in accordance with the NorthWest Premium Cash Offer.

NorthWest Trust expects to facilitate the payment to investors by 2 August 2021.

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**What are the conditions of the NorthWest Premium Cash Offer?**

1. Eligibility – Record Date

To be eligible to participate in the NorthWest Premium Cash Offer you must be recorded on the Trust's unit register as at 5:00 pm on 4 June 2021 ('Record Date') and have a registered address in Australia. The NorthWest Premium Cash Offer is only available in relation to Units that you hold on the Record Date.

2. Eligibility – Australian Unity Cash Offer

You cannot participate in the NorthWest Premium Cash Offer if you:

- Have accepted, or have agreed to accept, the Australian Unity Cash Offer, and have not received confirmation from AUSH or AUFM that your acceptance has been rescinded.

or

- Participate in the offer of Wholesale Units under the Product Disclosure Statement dated 9 June 2021 ('Wholesale Units Offer').

If you submit a Request Form you will be warranting to NorthWest Trust that you have not participated in the Australian Unity Cash Offer or the Wholesale Units Offer or if you hold Units as a custodian, nominee or trustee that you have not participated in the Australian Unity Cash Offer or the Wholesale Units Offer for or on behalf of any person for whom you are submitting the Request Form to participate in the NorthWest Premium Cash Offer.

3. Appointment of Chair of AUHPT Meeting as your proxy to vote in favour of the Transfer Resolution

To participate in the NorthWest Premium Cash Offer you must appoint the Chair of the AUHPT Meeting as your proxy, and instruct them to vote in favour of the Transfer Resolution at the AUHPT Meeting.

4. Withdrawal of the NorthWest Premium Cash Offer

NorthWest Trust may not withdraw the NorthWest Premium Cash Offer less than one month after the date of the offer. Accordingly, unless otherwise required by law, NorthWest Trust will not withdraw the NorthWest Premium Cash Offer.

Any notices regarding withdrawal of the NorthWest Premium Cash Offer will be available on the NorthWest Trust's website: [www.northwestproposal.com.au](http://www.northwestproposal.com.au).

5. Other Conditions

- Any Units you are issued after the Record Date, will not be eligible to participate in the NorthWest Premium Cash Offer.
- Your request to participate in the NorthWest Premium Cash Offer will only be processed if we receive a correctly completed Request Form.

- Your request to participate in the NorthWest Premium Cash Offer is subject to scaleback, and to the discretions of NorthWest Trust to buy a greater amount of each unit class, as set out in this document.

**How is the NorthWest Premium Cash Offer being funded?**

NorthWest Trust will fund the NorthWest Premium Cash Offer through equity committed by the consortium comprising NorthWest Healthcare Properties Real Estate Investment Trust and Salveo Trust ('Consortium'). The Consortium has sufficient equity commitments to fund the aggregate value of Units NorthWest Trust is offering to buy under the NorthWest Premium Cash Offer.

For further information on NorthWest Trust's funding arrangements, see section 3.6 of the First Supplementary Trust Scheme Booklet dated 8 June 2021 and section 3.5 of the Second Supplementary Trust Scheme Booklet dated 15 June 2021.

**What is the tax outcome of participating in the NorthWest Premium Cash Offer?**

NorthWest Trust recommends that you obtain professional tax advice before making a decision whether to participate in the NorthWest Premium Cash Offer. When you fully or partially sell your investment in the Trust, you are treated as having disposed of your investment. As a result, any net gain derived on disposal may be included in your assessable income. An investor holding their investment on capital account will make a capital gain (or capital loss) to the extent that the capital proceeds attributable to the disposal exceed (or are less than) the investor's cost base or reduced cost base.

In determining the cost base or reduced cost base of your investment in the Trust, you will need to take into account any returns of capital and cost base adjustments arising from distributions received (such as tax deferred distributions) in respect of your investment, as these amounts may have the effect of increasing your capital gain or decreasing your capital loss. Amounts that represent the capital gains tax concession amount will have no impact on the cost base of the investment in the Trust.

NorthWest Trust will send you a statement confirming the number of your Units sold to NorthWest Trust and the amount paid to you under the NorthWest Premium Cash Offer.

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**How to take up the NorthWest Premium Cash Offer?**

If you want to participate in the NorthWest Premium Cash Offer you need to complete the attached Request Form and email it to [northwesthealthcare@georgeson.com](mailto:northwesthealthcare@georgeson.com) using the subject line 'NorthWest Premium Cash Offer'.

If we require you to provide certified identification documentation with your Request Form, the original Request Form and the certified identification documentation should be emailed to [northwesthealthcare@georgeson.com](mailto:northwesthealthcare@georgeson.com).

Alternatively you can send it to the address below:

Australian Unity Healthcare Property Trust  
C/- Computershare Investor Services Pty Limited  
GPO Box 2062  
Melbourne, Victoria, 8060, Australia

Certified copies of your relevant identification document(s) must not be more than 12 months old.

You should allow sufficient time to ensure your Request Form is received at the above address before the closing date.

If we do not receive the original Request Form and original certified identification documentation (when required), your request may not be processed.

We reserve the right to treat a Request Form as valid despite it containing errors, or omissions. At our discretion, we may also appoint any person to insert any missing information or to correct any information.

Certified copies of your relevant identification document(s) must not be more than 12 months old.

If you have sent us originals of your relevant identification documents, we will take a copy of the document and certify that it is an original copy. After which we will post the original document(s) back to a mailing address you must provide to us.

For the person(s) signing the Request Form we will contact you if we require an original, OR certified copy OR a copy of a certified copy of your relevant identification document(s). (Refer to 'Individual/Joint') in table below for the required identification document(s).

In addition, if your investment is held in the name of a partnership, company, superannuation fund, trust, estate, or a minor, we will contact you if we require an original, OR certified copy OR a copy of a certified copy of your relevant identification document (s). Refer to the table below for the required identification document(s).

The following table outlines the identification documents required:

Investor type	Additional certified documents required
Individual/Joint	<p>An original OR a certified copy OR a copy of a certified copy of any of the following that identify your (the applicant's) full name and either date of birth and/or residential address:</p> <ul style="list-style-type: none"><li>• Driver Licence; or</li><li>• Passport containing photo identification.</li></ul> <p>For foreign individual accounts only (if applicable), in addition to the identification documents outlined above, a foreign individual who wishes to establish a relationship must also provide evidence of a current visa with working rights.</p>



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Investor type	Additional certified documents required
Partnership	<p>Please provide at least one of the following three documents:</p> <ul style="list-style-type: none"> <li>• An original OR a certified copy OR a copy of a certified copy OR a certified extract OR a copy of a certified extract of a partnership agreement; and/or</li> <li>• An original OR a certified copy OR a copy of a certified copy OR a certified extract OR a copy of a certified extract of minutes of meeting; and/or</li> <li>• A relevant ASIC company search/extract showing registered business name, number and address. This document should also list the full name of each Partner (not required if the regulated status of the partnership is confirmed by referring to a current membership directory of the relevant professional association).</li> </ul> <p>If the Partner is a company, please provide the same type of information requested for a <b>Company account</b>. For each director and/or company secretary, please provide the same type of information requested for an <b>Individual account</b>.</p> <p>If the Partnership is <b>not regulated</b> by a professional association, for each Partner please provide:</p> <ol style="list-style-type: none"> <li>1) the same type of information requested for an <b>Individual account</b> (e.g. full name, date of birth and residential address);</li> <li>2) the respective share of the partner in the partnership; and</li> <li>3) the business activity of the partnership.</li> </ol> <p>If the Partnership is <b>regulated</b> by a professional association, identification documents are only required for a minimum of one Partner. Please provide the same type of information requested for an <b>Individual account</b>.</p> <p>Please also provide:</p> <ol style="list-style-type: none"> <li>1) the name of the professional association; and</li> <li>2) relevant membership details (e.g. account name and membership number).</li> </ol>
Company	<p>Please provide at least one of the following two documents:</p> <ul style="list-style-type: none"> <li>• An original OR a certified copy OR a copy of a certified copy of the Certificate of Registration/Incorporation (or similar) document confirming the company's name, registered business number and whether the company is a public or proprietary company; and/or</li> <li>• An original OR a certified copy OR a copy of a certified copy OR a certified extract OR a copy of a certified extract of minutes of meeting.</li> </ul> <p>For each director and/or company secretary, please provide the same type of information requested for an <b>Individual account</b>.</p> <p>Note: Where the company is an Australian listed public company, a majority owned subsidiary of an Australian listed public company or is licensed and subject to Commonwealth, state or territory regulatory oversight in relation to its activities as a company, <b>Company</b> documents are not required (unless in circumstances where the documents are not publicly available for us to verify).</p>
Australian Superannuation fund/Self-managed super fund (SMSF)	<p>Identification documents are only required for one trustee. Please provide the same information and identification documents requested for an <b>Individual account</b>. If you wish to add any additional trustees to your account, you are required to provide identification documents for each additional individual trustee.</p> <p>For corporate trustees, please provide the same type of documents and information requested for a <b>Company</b>. For directors of a corporate trustee, please provide the same type of documents and information requested for an <b>Individual account</b>.</p> <p>In certain circumstances, we may require a copy of your SMSF trust deed (if applicable).</p>

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Investor type	Additional certified documents required
Regulated Trust	<p>Please provide information that establishes the trust is either:</p> <ul style="list-style-type: none"> <li>• An ASIC registered managed investment scheme – ARSN;</li> <li>• A managed investment scheme not registered by ASIC - ABN;</li> <li>• Government superannuation fund that has been established by Commonwealth legislation; or</li> <li>• Regulated by a Commonwealth State or Territory regulated in relation to its trust activities.</li> </ul> <p>Identification documents are only required for one trustee. Please provide the same information and identification documents requested for an <b>Individual account</b>. If you wish to add any additional trustees to your account, you are required to provide identification documents and information for each additional individual trustee.</p> <p>For corporate trustees please provide the same identification documents and information requested for a <b>Company</b>.</p>
Unregulated Trust	<ul style="list-style-type: none"> <li>• An original OR a certified copy OR a copy of a certified copy of the first page and schedule of the trust deed.</li> <li>• For each trustee, please provide the same type of information for an Individual account.</li> </ul> <p>For corporate trustees, please provide the same identification documents and information requested for a Company. For directors of a corporate trustee, please provide the same type of documents and information requested for an Individual account. For a settlor of the unregulated trust please provide full name and identification documents as requested for an Individual account unless: (i) the material asset contribution by the settlor at the time the trust is established is less than \$10,000; or (ii) the settlor is deceased.</p>
Estate	<ul style="list-style-type: none"> <li>• An original OR a certified copy OR a copy of a certified copy of the grant of probate or Letters of Administration; or</li> <li>• Death Certificate.</li> </ul> <p>For each executor, please provide the same identification documents and information requested for an Individual account.</p>

Where your identification documents need to be certified, we suggest that the person certifying the document(s) for you use the following statement on the copy being certified:

'I certify this to be a true copy of [name of document] the original of which, was seen by me at the time of signing'.

The certified copy must also be dated, and have the signature, printed name, occupation, employer and address of the person certifying the document. Please note your identification document must be in date (or within two years of expiry for a passport).

Persons who may certify copies of original identification documents include:

- Officer with or authorised representative by an Australian Financial Services licence holder with two or more years of continuous service with one or more licensees.
- Chartered Accountant, CPA or member of the National Institute of Accountants with two or more years of continuous membership.
- Officer of a financial institution or finance company

with two or more years continuous service with one or more institutions or companies.

- Permanent employee of the Australian Postal Corporation with two or more years continuous service, or someone who operates as an agent of the Australian Postal Corporation.
- Police Officer.
- A person who, under the law in force in a state or territory, is currently licensed or registered to practice as a: chiropractor, dentist, legal practitioner, medical practitioner, nurse, optometrist, pharmacist, physiotherapist, psychologist, or veterinary surgeon.
- Lawyer, Magistrate, Registrar of a Court, Justice of the Peace.
- Notary Public (including persons authorised as a notary public in a foreign country).

A complete list of persons who may certify documents can be obtained from [www.northwestproposal.com.au](http://www.northwestproposal.com.au).

If we require further information or documentation, we will contact you to let you know.

**AUSTRALIAN UNITY HEALTHCARE PROPERTY TRUST**  
**NORTHWEST PREMIUM CASH OFFER REQUEST FORM**

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NorthWest Healthcare Australia RE Limited ACN 612 310 148 as trustee of NorthWest Healthcare Australia Hospital Investment No. 2 Bid Trust ABN 83 805 796 573

**1. Transferor Details**

Account name

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Account number

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Phone  
(business hours)

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**2. The class and amount of units requested to be sold**

Please nominate  
the unit class:

Retail  
Units

Wholesale  
Units

Class A  
Units

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I/We request the sale of the following  
units in accordance with the NorthWest  
Premium Cash Offer terms and  
conditions as indicated below.

**Amount in units (numbers)**

Retail units

Wholesale units

Class A units

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I/We request the sale of all units that are to be issued to me/us under the Australian Unity Healthcare Property Trust Distribution Reinvestment Plan in accordance with the NorthWest Premium Cash Offer terms and conditions.



## AUSTRALIAN UNITY HEALTHCARE PROPERTY TRUST NORTHWEST PREMIUM CASH OFFER REQUEST FORM

NorthWest Healthcare Australia RE Limited ACN 612 310 148 as trustee of NorthWest Healthcare Australia Hospital Investment No. 2 Bid Trust ABN 83 805 796 573

### 3. Details for payment to your Australian financial institution account

All proceeds will be paid to the account you nominate below. Please note that cheque payments and third party deposits will not be made. The name of your Australian financial institution account must be in the same name as your investment.

Name and address of your Australian bank, building society, credit union or CMT account where account is held.

Name of Australian financial institution

Branch name

Name of account holder(s)

Branch number (BSB)

Account number

### 4. Consideration

Amount to be paid

Retail units \$2.76 per unit

Wholesale units \$2.70 per unit

Class A units \$1.69 per unit

### 5. Transferee's details

Entity NorthWest Healthcare Australia RE Limited ACN 612 310 148 as trustee of NorthWest Healthcare Australia Hospital Investment No. 2 Bid Trust ABN 83 805 796 573

Full postal address Rialto South Tower, Level 45, 525 Collins Street, Melbourne VIC 3000

### 6. Appointment of proxy

I/we being the member/s of Australian Unity Healthcare Property Trust hereby appoint the Chair of the Meeting as my/our proxy to act generally at the meeting on my/our behalf and to vote FOR the Transfer Resolution at the meeting of members of Australian Unity Healthcare Property Trust to be held at Grand Hyatt, 123 Collins Street, Melbourne on Thursday, 1 July 2021 at 10:00am (Melbourne time) and at any adjournment or postponement of that meeting.

Further, in relation to a resolution to appoint the Chair of the Meeting, I appoint the person nominated by NorthWest Healthcare Australia RE Limited to act as Chair of the Meeting as my/our proxy on any poll to appoint the Chair of the Meeting and instruct that person to vote in favour of the resolution that they be appointed Chair of the Meeting.

## AUSTRALIAN UNITY HEALTHCARE PROPERTY TRUST NORTHWEST PREMIUM CASH OFFER REQUEST FORM

NorthWest Healthcare Australia RE Limited ACN 612 310 148 as trustee of NorthWest Healthcare Australia Hospital Investment No. 2 Bid Trust ABN 83 805 796 573

### Important information about your payment of the NorthWest Premium Cash Offer:

NorthWest Trust expects to facilitate the payment to investors by 2 August 2021.

### Declarations

I/We declare, represent and warrant to NorthWest Trust that I/we:

- have read and understood the terms of the NorthWest Premium Cash Offer and confirm acceptance of those terms;
- have not participated in the Australian Unity Cash Offer (including where I/we hold units as custodian, nominee or trustee), or if I/we did provide a request form under the Australian Unity Cash Offer, I/we have received confirmation from AUSH and AUFM that the request form has been rescinded and that I will not participate in the Australian Unity Cash Offer;
- have not participated in the offer of Wholesale Units under the Trust's Product Disclosure Statement dated 9 June 2021 ('Wholesale Units Offer') or I/we hold units as a custodian, nominee or trustee and that I/we have not participated in the Wholesale Units Offer for or on behalf of any person for whom I/we are submitting a request to participate in the NorthWest Premium Cash Offer;
- have appointed the Chair of the AUHPT Meeting as my/our proxy, and I/we have instructed the Chair to vote in favour of the Transfer Resolution at the AUHPT Meeting;
- I/we understand that, if the Transfer Resolution is approved at the AUHPT Meeting, my units will be transferred to NorthWest Trust in accordance with the NorthWest Proposal, not the NorthWest Premium Cash Offer;
- the registered holder/s and undersigned seller/s do hereby transfer to NorthWest Trust the units as specified above (or such lesser amount of units as determined by NorthWest Trust in accordance with the terms of the NorthWest Premium Cash Offer) standing in my/our name/s in the books of the Trust, subject to the several conditions on which I/we held the same at the time of signing hereof.
- have full power and capacity to sell and to transfer the units as specified above to NorthWest Trust pursuant to the NorthWest Premium Cash Offer and all of the units specified above will, at the time of the transfer of them to NorthWest Trust pursuant to the NorthWest Premium Cash Offer, be fully paid and free from all mortgages, charges, liens, encumbrances, pledges, security interests and other interests of third parties of any kind, whether legal or otherwise, and restrictions on transfer of any kind;
- acknowledge and agree that none of NorthWest Trust or any other person will, to the extent the law allows, be liable to me/us and I/we will not bring any claim or action against NorthWest Trust or any other person, by reason of, or in connection with the NorthWest Premium Cash Offer; and
- have included original certified copies of identification documents.

Transferor account signatories must sign below.

# AUSTRALIAN UNITY HEALTHCARE PROPERTY TRUST NORTHWEST PREMIUM CASH OFFER REQUEST FORM

NorthWest Healthcare Australia RE Limited ACN 612 310 148 as trustee of NorthWest Healthcare Australia Hospital Investment No. 2 Bid Trust ABN 83 805 796 573

**Signature of Investor 1 / Director**

X

Surname \_\_\_\_\_

Given names(s) \_\_\_\_\_

Date  /  /

**Signature of Investor 2 / Director / Company Secretary**

X

Surname \_\_\_\_\_

Given names(s) \_\_\_\_\_

Date  /  /

Please note: All accountholders must sign for a joint account. If signed under a Power of Attorney, the Attorney declares that no notice of revocation of that power has been received. An original or certified copy of the Power of Attorney must be provided. Company withdrawal requests must be signed in accordance with their constitution. Sole signatories signing on behalf of a company must confirm that they are signing as sole director and a sole secretary of the company.

Common seal (if applicable)

**Please send this NorthWest Premium Cash Offer Request Form to:**

Australian Unity Healthcare Property Trust  
C/- Computershare Investor Services Pty Limited  
GPO Box 2062  
Melbourne, Victoria, 8060, Australia  
(No stamp required if mailed in Australia)

**Email your NorthWest Premium Cash Offer Request Form to:**

[northwesthealthcare@georgeson.com](mailto:northwesthealthcare@georgeson.com)

If we require certified copies of original identification documents, we will contact you to let you know.

## Contact us

If you have any questions about how to participate in the NorthWest Premium Cash Offer please contact us at the details below. If you have any questions about whether you should participate in the NorthWest Premium Cash Offer you should contact a licensed financial adviser.

NorthWest Trust will not provide any financial product or investment advice in relation to the NorthWest Premium Cash Offer.

Tel:  
1300 034 132 (within Australia) or  
+61 3 9415 4677 (international)

Website:  
[www.northwestproposal.com.au](http://www.northwestproposal.com.au)

Email:  
[northwesthealthcare@georgeson.com](mailto:northwesthealthcare@georgeson.com)

