

THE PROPERTY COUNCIL/IPD AUSTRALIA QUARTERLY HEALTHCARE PROPERTY INDEX

JUNE 2016

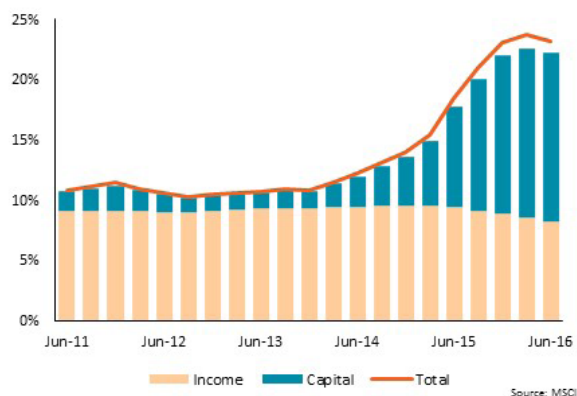
THE PROPERTY COUNCIL/IPD AUSTRALIA QUARTERLY HEALTHCARE PROPERTY INDEX

- The Australia Healthcare Index provides a broad measure of investment returns for the healthcare property market in Australia on a quarterly basis.
- The index tracks investment performance of 81 healthcare assets representing cA\$ 2.1 billion.
- The index provides a tool to analyse the link between healthcare operational performance and investment performance.
- The index allows healthcare investment performance to be benchmarked against competing property sectors.

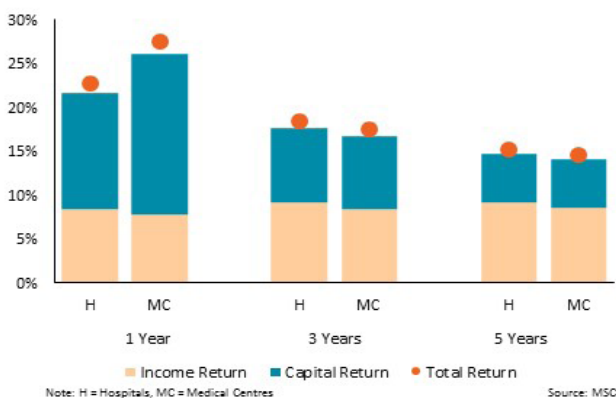
HEADLINE RESULTS FOR JUNE 2016

- Annualised total return for the year ending June 2016 was 23.2%. This result was above the annualised return to June 2015 of 18.5%.
- The sector delivered annualised income return of 8.2% and strong capital growth of 14.0%.
- Hospitals and Medical Centres returned 22.7% and 27.5% respectively.
- Cap rates have firmed 103bps from 8.4% in June 2015 to 7.3% in June 2016.

TRENDS IN AUSTRALIA HEALTHCARE PROPERTY RETURNS ANNUALISED RETURNS ON QUARTERLY PERIODS TO JUNE 2016



RETURNS FOR HOSPITALS AND MEDICAL CENTRES RETURNS TO JUNE 2016



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