

6 June 2017

Mr Miles Wentworth  
Chief Executive Officer  
Generation Healthcare REIT  
Level 30  
101 Collins Street  
MELBOURNE VIC 3000

**Investments**

Australian Unity  
Funds Management Limited  
ABN 60 071 497 115  
AFS Licence No. 234454

Australian Unity Property Limited  
ABN 58 079 538 499  
AFS Licence No. 234455

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South Melbourne Vic 3205  
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By email: [mwentworth@generationreit.com.au](mailto:mwentworth@generationreit.com.au)

Dear Mr Wentworth

**Form 605 Notice of ceasing to be a substantial holder  
- Generation Health REIT (GHC)**

In accordance with section 671B of the Corporations Act 2001 (Cth) we attach a notice of ceasing to be a substantial shareholder in respect of Generation Health REIT. This notice is given by Australian Unity Funds Management Limited.

Yours faithfully



**Melinda Honig**  
Company Secretary

encl.

**Form 605**

Corporations Act 2001

Section 671B

**Notice of ceasing to be a substantial holder**To Company Name/Scheme Generation Healthcare REIT Limited (GHC)ACN/ARSN ARSN 118 712 584**1. Details of substantial holder(1)**Name Australian Unity Funds Management Limited in its capacity as responsible entity of the Australian Unity Healthcare Property Trust ARSN 092 755 318ACN/ARSN (if applicable) 071 497 115

The holder ceased to be a substantial holder on

02 / 06 / 2017

The previous notice was given to the company on

30 / 09 / 2015

The previous notice was dated

30 / 09 / 2015**2. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change(5)	Class (6) and number of securities affected	Person's votes affected
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

**3. Changes in association**

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

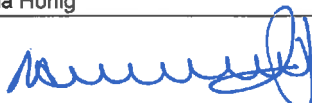
**4. Addresses**

The addresses of persons named in this form are as follows:

Name	Address
Australian Unity Funds Management Limited	Level 14, 114 Albert Road, South Melbourne VIC 3205

**Signature**print name Melinda Honigcapacity Company Secretary

sign here

date 06 / 06 / 2017

**DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
  - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (5) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

To: Generation Healthcare REIT (GHC)  
ACN/ARSN: ARSN 118 712 584

Substantial Holder Name: Australian Unity Funds Management Limited  
ACN/ARSN: 071 497 115

**Annexure A**

Transaction	Holder of Relevant Interest	Settlement Date	Consideration	Class	Number of Securities
Buy	Australian Unity Funds Management Ltd	26/06/2015	-\$ 14,436.48	Ordinary	329,600.00
Buy	Australian Unity Funds Management Ltd	26/06/2015	-\$ 401,959.43	Ordinary	9,177,155.94
Buy	Australian Unity Funds Management Ltd	29/06/2015	-\$ 817,835.17	Ordinary	487,722.00
Distribution	Australian Unity Funds Management Ltd	2/07/2015	-\$ 1,635,129.00	Ordinary	1,090,086.00
Buy	Australian Unity Funds Management Ltd	13/07/2015	-\$ 916,125.23	Ordinary	571,008.00
Buy	Australian Unity Funds Management Ltd	20/07/2015	-\$ 64,231.37	Ordinary	40,042.00
Buy	Australian Unity Funds Management Ltd	20/08/2015	-\$ 665,552.55	Ordinary	390,000.00
Distribution	Australian Unity Funds Management Ltd	31/08/2015	-\$ 401,959.43	Ordinary	254,034.00
Buy	Australian Unity Funds Management Ltd	4/09/2015	-\$ 48,722.77	Ordinary	29,359.00
Buy	Australian Unity Funds Management Ltd	7/09/2015	-\$ 16,378.87	Ordinary	9,882.00
Buy	Australian Unity Funds Management Ltd	30/09/2015	-\$ 18,540,700.00	Ordinary	10,000,000.00
Distribution	Australian Unity Funds Management Ltd	26/02/2016	-\$ 974,577.96	Ordinary	524,023.00
Distribution	Australian Unity Funds Management Ltd	31/08/2016	-\$ 997,740.21	Ordinary	485,235.00
Buy	Australian Unity Funds Management Ltd	12/10/2016	-\$ 69,492.22	Ordinary	36,453.00
Buy	Australian Unity Funds Management Ltd	17/10/2016	-\$ 117,383.23	Ordinary	61,510.00
Buy	Australian Unity Funds Management Ltd	17/10/2016	-\$ 166,223.01	Ordinary	87,153.00
Buy	Australian Unity Funds Management Ltd	17/10/2016	-\$ 173,645.49	Ordinary	90,992.00
Buy	Australian Unity Funds Management Ltd	19/10/2016	-\$ 168,252.47	Ordinary	88,166.00
Buy	Australian Unity Funds Management Ltd	19/10/2016	-\$ 40,924.78	Ordinary	21,445.00
Buy	Australian Unity Funds Management Ltd	20/10/2016	-\$ 531,588.32	Ordinary	278,631.00
Buy	Australian Unity Funds Management Ltd	21/10/2016	-\$ 13,381.42	Ordinary	7,012.00
Buy	Australian Unity Funds Management Ltd	24/10/2016	-\$ 22,058.74	Ordinary	11,559.00
Buy	Australian Unity Funds Management Ltd	25/10/2016	-\$ 31,270.38	Ordinary	16,386.00
Buy	Australian Unity Funds Management Ltd	26/10/2016	-\$ 63,370.91	Ordinary	33,207.00
Buy	Australian Unity Funds Management Ltd	7/11/2016	-\$ 18,079.20	Ordinary	10,000.00
Buy	Australian Unity Funds Management Ltd	8/11/2016	-\$ 157,903.78	Ordinary	87,374.00
Distribution	Australian Unity Funds Management Ltd	28/02/2017	-\$ 1,071,752.75	Ordinary	563,932.00
Sell	Australian Unity Funds Management Ltd	2/06/2017	\$ 56,240,444.10	Ordinary	24,452,367.00

This is Annexure 1 of 3 pages (including this page) referred to in Form 605 Notice of ceasing to be a substantial holder

Signed:



Melinda Honig  
Secretary

Dated:

6 June 2017