



ASX Announcement

Responsible Entity

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Generation Healthcare REIT (ASX Code: GHC) Successful completion of retail component of \$43.4 million Entitlement Offer

APN Funds Management Limited, the responsible entity of Generation Healthcare REIT (**GHC**) is pleased to announce the successful completion of the retail component (**Retail Entitlement Offer**) of its 3 for 10 pro rata accelerated non-renounceable entitlement offer of new GHC units (**New Units**) to existing GHC investors at an offer price of \$1.20 per New Unit (**Entitlement Offer**).

The Retail Entitlement Offer opened on Thursday 29 May 2014 and closed at 5 pm (AEST) on Friday 13 June 2014.

Under the Retail Entitlement Offer, eligible securityholders were able to apply for additional new units in excess of their pro-rata entitlement, subject to a cap of 50% of their entitlement. GHC received valid applications for entitlements and additional new units for approximately \$25.5 million New Units. As the Retail Entitlement Offer was fully underwritten by Macquarie Capital (Australia) Limited and Morgans Corporate Limited (**Underwriters**) the preliminary shortfall of approximately \$5.0 million New Units will either be allotted to the sub-underwriters or taken up by the Underwriters themselves.

Allotment of the New Units is scheduled to occur on Friday 20 June 2014. Normal trading in the New Units is expected to commence on Monday 23 June 2014.

New Units issued pursuant to the Retail Entitlement Offer will not be entitled to the distribution for the half year period ending 30 June 2014 and will initially trade under the ASX Code "GHCNA". On commencement of trading on Thursday 26 June 2014, all units trading as GHCNA will commence trading as ordinary GHC units and rank equally with existing fully paid ordinary units.

Total proceeds amounting \$50.3 million have now been raised through the successful completion of the Entitlement Offer and Institutional Placement, with the final \$14.5 million tranche of equity to be raised under the announcement of 22 May 2014 to be placed with the vendor of 55 Little Edward Street, Brisbane on settlement of the property, currently scheduled for 23 June 2014.

Yours sincerely

A handwritten signature in black ink, appearing to be "John Freemantle", written over a light blue horizontal line.

John Freemantle
Company Secretary

For further information please contact:

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About Generation Healthcare REIT

Generation Healthcare REIT (ASX code: GHC), is Australia's only healthcare ASX listed real estate investment trust.

The portfolio of eleven properties includes hospitals, medical centres, laboratories and other purpose-built healthcare facilities. The Fund partners with high quality healthcare tenants with strongly diversified income streams. The Fund has total assets under management of \$309 million with investments located in Victoria, New South Wales and Queensland.

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About APN Funds Management Limited

APN Funds Management Limited is a wholly owned subsidiary of APN Property Group (APN) (ASX code: APD), a specialist real estate investment manager.

Since 1996, APN has been actively investing in, developing and managing real estate and real estate securities on behalf of institutions, superannuation funds, high net worth and individual investors. APN's focus is on delivering superior investment performance and outstanding service. Performance is underpinned by a highly disciplined investment approach and a deep understanding of commercial real estate.

apngroup.com.au