

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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7 July 2015

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

By email: mwentworth@generationreit.com.au

Dear Mr Wentworth

Notice of initial substantial holder – Generation Health REIT (GHC)

We enclose notice of initial of substantial shareholder in Generation Health REIT. This notice is given by Australian Unity Funds Management Limited.

Yours faithfully



Catherine Frances Visentin
Company Secretary

Encl.

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**

To: Company Name/Scheme Generation Healthcare REIT (GHC)

ACN/ARSN ARSN 118 712 584

1. Details of substantial holder (1) Australian Unity Funds Management Limited (AUFM) in its capacity as responsible entity (RE) for the registered managed investment schemes

ACN/ARSN (if applicable)

The holder became a substantial holder on 3 / 7 / 2015**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary	11,084,564	11,084,564	5.23%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
AUFM	Beneficial Owner	Ordinary - 10,754,964
AUFM	Beneficial Owner	Ordinary - 329,600

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
AUFM	National Nominees Limited	National Nominees Limited	Ordinary - 11,084,564

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Refer to Annexure A	Refer to Annexure A	Refer to Annexure A		Refer to Annexure A

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

7. 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

Catherine Frances Visentin

capacity

Secretary

sign here

date

7 / 7 / 15

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 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) 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.

To:
ACN/ARSN:

Generation Healthcare REIT (GHC)
ARSN 118 712 584

Substantial Holder Name:
ACN/ARSN:

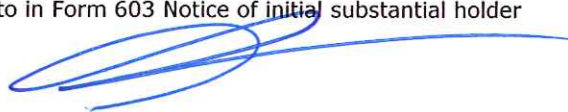
Australian Unity Funds Management Limited
071 497 115

Annexure A

Holder of Relevant Interest	Settlement Date	Consideration	Class	Number of Securities
Australian Unity Funds Management Ltd	26/06/2015	\$ 14,436.48	Ordinary	329,600.00
Australian Unity Funds Management Ltd	26/06/2015	\$ 401,959.43	Ordinary	9,177,155.94
Australian Unity Funds Management Ltd	29/06/2015	\$ 817,835.17	Ordinary	487,722.00
Australian Unity Funds Management Ltd	2/07/2015	\$ 1,635,129.00	Ordinary	1,090,086.00

This is Annexure A of 1 page referred to in Form 603 Notice of initial substantial holder

Signed:



Catherine Frances Visentin
Company Secretary

Dated:

7 July 2015