



HealthCo Healthcare and Wellness REIT
ARSN 652 057 639
HCW Funds Management Limited
ACN 104 438 100, AFSL 239882

ASX RELEASE

4 March 2025

HEALTHSCOPE UPDATE

HealthCo Healthcare & Wellness REIT (**ASX: HCW**) and the Unlisted Healthcare Fund (**UHF**) today issued breach notices to Healthscope for failing to pay all rent due for March 2025. Part payment of the rent has been received.

HCW and UHF will enforce their legal rights and seek to replace Healthscope's tenancies with other hospital operators in the event the breaches are not remedied. As foreshadowed at the release of HCW's 1H FY25 result on 14 February 2025, HCW and UHF are now in active discussions with alternative hospital operators.

FY25 Guidance

Given the above, HCW's FY25 FFO/unit and DPU guidance of 8.4 cents has been withdrawn pending resolution of the Healthscope tenancies. HCW has cash and undrawn debt facilities of approximately \$100m and will receive additional support from HMC Capital as required, including the deferral of management fees.

This announcement is authorised by the Board of the Responsible Entity.

For further information please contact:

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About HealthCo Healthcare & Wellness REIT

HealthCo Healthcare & Wellness REIT (HCW) is a Real Estate Investment Trust listed on the ASX focused on owning healthcare and wellness property assets. The REIT's objective is to provide exposure to a diversified portfolio underpinned by healthcare sector megatrends, targeting stable and growing distributions, long-term capital growth and positive environmental and social impact. HCW is Australia's leading diversified healthcare REIT with a combined portfolio size of \$1.6 billion and a large-scale development pipeline.

Important Notice - Forward-Looking Statements

This announcement contains certain forward-looking statements, which may include indications of, and guidance on, future earnings and financial position and performance. Forward-looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies that are subject to change without notice and involve known and unknown risks, uncertainties, assumptions, contingencies and other factors, many of which are beyond the control of HCW. Actual results, performance or achievements may differ materially from those expressed or implied in those statements and any projections and assumptions on which these statements are based. No guarantee, representation or warranty, express or implied, is made as to the accuracy, likelihood of achievement or reasonableness of any forecasts, prospects, returns, statements or tax treatment in relation to future matters contained in this announcement. The forward-looking statements are based only on information available to HCW as at the date of this

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