

15 June 2026

COMPLETION OF SALE AND LEASEBACK OF BRISBANE HUB LABORATORY

Sonic Healthcare Limited ('Sonic') (ASX: SHL; ADR: SKHHY) is pleased to announce that it has completed the sale and leaseback of its Brisbane hub laboratory, as flagged in an announcement to the market in February 2026.

The purchase price was A\$445 million, with rent (under a triple net lease arrangement) to commence at \$25 million per year. Annual rent reviews are linked to CPI, but cannot exceed 3.5% p.a. The initial term is 20 years, with options to extend available to Sonic after that period. The counterparty is Charter Hall.

The property, at 24 Markwell Street, Bowen Hills, Queensland, is a national reference centre for highly specialised pathology testing and the main hub laboratory for Sonic's Sullivan Nicolaides Pathology operation, the pathology market leader in Queensland and Northern NSW. It is therefore critical healthcare infrastructure for Queensland and Australia.

Sonic expects to book a gain on sale before tax under AASB 16 *Leases* of ~A\$100 million (this gain is not included in Sonic's EBITDA earnings guidance to the market for FY 2026). The taxable capital gain on sale will be ~A\$300 million, however Sonic has ~A\$170 million of accumulated capital losses (not currently reflected on the balance sheet) to offset against this, such that tax payable should be ~A\$40 million.

The sale and leaseback transaction is consistent with Sonic's capital management strategy and focus on return on invested capital, effectively releasing capital invested at a pre-tax return of ~5.6% and crystallising increased value not reflected in Sonic's financial statements. As advised to the market in February 2026, further property sale and leaseback transactions are under consideration (with potential gains on sale). In addition, Sonic has a conditional heads of agreement in place to sell a surplus Australian property, with settlement expected in the next 12-18 months.

This announcement has been authorised by Sonic's Managing Director. For further information regarding this announcement, please contact:

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