

Australian Unity Property Income Fund

ARSN 094 220 498

Announcement – 26 May 2015

Acquisition and settlement of 23 Fiveways Boulevard, Keysborough, VIC

We are pleased to advise that the acquisition and settlement of the property located at 23 Fiveways Boulevard, Keysborough, VIC was completed on 22 May 2015.

The property was purchased for a sale price of \$6.5 million, excluding transaction costs. The property is leased to Active Display Group, which is a wholly owned subsidiary of STW Communications Group (SGN), an ASX listed company.

The initial lease term expires July 2020, with two further lease option terms, each of five years are available to the tenant. The rent increases by 4.00% per annum (each July) and will deliver strong income for the Fund.

The acquisition broadens the Fund's diversification by sector and tenant profile, in line with its stated direct property strategy to provide investors with a predictable and growing level of rental income.

For more information

We regularly provide up to date information about the Fund, including quarterly Fund Updates and Continuous Disclosure information. These contain information about the Fund's gearing, interest cover, borrowings, Fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' section of this website or contact Investor Services on **13 29 39** for copies of the documents.

Notice issued by:

Australian Unity Property Limited
ABN 58 079 538 499, AFS Licence No 234455
114 Albert Road, South Melbourne VIC 3205
Investor Services 13 29 39
Adviser Services 1800 649 033
australianunityinvestments.com.au

Notice applicable to:

Australian Unity Property Income Fund – Retail Units
Australian Unity Property Income Fund – Wholesale Units

APIR Code:

YOC0001AU
YOC0100AU