

Announcement

21 August 2018

Australian Unity Property Income Fund – ARSN 094 220 498

Sale and settlement of 1651-1657 Centre Road, Springvale, Victoria

We are pleased to advise that sale and settlement of the property located at 1651-1657 Centre Road, Springvale, Victoria occurred on Friday 17 August 2018.

The property has been sold for \$15.65 million (excluding sale costs), a premium of \$2.4 million on the most recent valuation \$13.25 million (October 2017).

More information

We regularly provide up to date information about the Fund, including quarterly Fund Updates and continuous disclosure information. These contain current information about the Fund's diversification, valuation policy, related party transactions, distribution practises and withdrawal rights.

Please refer to the 'Fund Information' section of the Fund's website or contact Investor Services on 13 29 39 for copies of these documents.

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Applicable to

Australian Unity Property Income Fund – Retail Units YOC0001AU

Australian Unity Property Income Fund – Wholesale Units YOC0100AU