

Announcement



1 November 2018

Australian Unity Property Income Fund - ARSN 094 220 498

Property acquisition and settlement in Derrimut, Victoria

We are pleased to advise that on 31 October 2018 the Australian Unity Property Income Fund (Fund) settled the acquisition of 2-10 Bliss Court, Derrimut Victoria, for \$11.35 million.

The property, located 18 kilometres west of Melbourne's CBD, comprises a land area of 21,450 square metres with an office and warehouse of 9,715 square metres. It is 100% leased to Specialist Wholesalers Pty Ltd, a subsidiary of the ASX listed Bapcor, for a lease term of five years, expiring in May 2023. The tenant has a further five year lease option.

At the date of this announcement it is expected to have an initial yield of approximately 6.4%.

The purchase of 2-10 Bliss Court has increased the Fund's weighted average lease expiry (WALE), further enhanced the strength of tenant covenant and will deliver secure income over the medium term.

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 this 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