

Announcement

7 August 2019

Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 65 Beverage Drive, Tullamarine, VIC was independently valued as at 31 July 2019 resulting in an increase in valuation from the previous independent valuation. The capitalisation rate has tightened to 6.75%. The Valuer has also had consideration to the lease expiry in 2021 and has applied market re-letting allowances.

Valuation details:

| Property | Previous independent valuation | Pre-valuation book value | New independent valuation | Previous capitalisation rate | New capitalisation rate | Variance to book value | Variance to book value |
|-------------------------------------|--------------------------------|--------------------------|---------------------------|------------------------------|-------------------------|------------------------|------------------------|
| 65 Beverage Drive, Tullamarine, VIC | \$6,500,000 | \$6,514,948 | \$6,700,000 | 7.25% | 6.75% | \$185,052 | 2.85% |

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.