

Announcement

11 November 2019

Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Australian Unity Property Income Fund (Fund)'s property located at 2-10 Bliss Court, Derrimut, VIC was independently valued as at 31 October 2019 resulting in a minor increase in valuation from the previous independent valuation. The valuer has assessed a slightly higher market rental and applied the same capitalisation rate of 6.25%.

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
2-10 Bliss Court, Derrimut, VIC	\$11,350,000	\$12,298,121	\$11,750,000	6.25%	6.25%	(\$548,121)	(4.46%)

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.