

Announcement

7 February 2020

Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 296 St Vincent Street, Port Adelaide, SA was independently valued as at 29 January 2020 resulting in a 16.67% increase in value from the previous independent valuation. The capitalisation rate has tightened to 6.75%. The valuer made allowances for potential releasing costs at the expiry of the current lease in 2021 of some of the tenants.

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
296 St Vincent Street, Port Adelaide SA 5015	\$9,000,000	\$11,358,726	\$10,500,00	7.25%	6.75%	(\$858,756)	(7.5%)

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 gearing, interest cover, borrowings, Fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Fund information' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.