

Announcement

10 September 2021

Australian Unity Property Income Fund (the Fund) – ARSN 094 220 498

August 2021 Property revaluations

We are pleased to announce that we have, as part of our active management approach, independently valued two of the Fund's directly held properties as at 31 August 2021.

The property valuations resulted in a total net increase of 8.6% or \$3.32 million from the properties' book value immediately prior to the valuation.

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
223-227 Governor Road, Braeside VIC	\$25,250,000	\$27,256,132	\$29,650,000	4.75%	4.25%	\$2,393,868	8.8%
91-97 Woodlands Drive, Braeside VIC	\$10,500,000	\$11,244,426	\$12,175,000	4.75%	4.25%	\$930,574	8.3%
Total	\$35,750,000	\$38,500,558	\$41,825,000			\$3,324,442	8.6%

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 1300 997 774 or +61 3 9616 8687 (if calling from overseas) for copies of the Fund Update.