

# Announcement

15 July 2022

## Australian Unity Property Income Fund – ARSN 094 220 498

### June 2022 Property Valuations

As part of our active management approach, we are pleased to announce that we have had five of the Fund's directly held properties independently valued as at 30 June 2022.

The property valuations resulted in a total net increase of 5.63% or \$2.79 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
296 Vincent St., Port Adelaide, SA	\$12,250,000	\$12,717,663	\$14,500,000	6.25%	6.00%	\$1,782,337	14.01%
2-10 Bliss Court, Derrimut VIC	\$12,600,000	\$12,986,148	\$14,500,000	5.50%	4.75%	\$1,513,852	11.66%
17 Byres St, Newstead, QLD	\$11,500,000	\$11,496,008	\$11,500,000	6.00%	5.75%	\$3,992	0.03%
10 International Square, Tullamarine VIC	\$7,300,000	\$7,733,617	\$7,500,000	4.75%	4.75%	(\$233,617)	(3.02%)
Lot 8, 11 International Square, Tullamarine VIC	\$4,300,000	\$4,577,785	\$4,300,000	4.50%	4.75%	(\$277,785)	(6.07%)
<b>Total</b>	<b>\$47,950,000</b>	<b>\$49,511,221</b>	<b>\$52,300,000</b>			<b>\$2,788,779</b>	<b>5.63%</b>

### 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.

### Important information

Units in the Australian Unity Property Income Fund (Fund) are issued by Australian Unity Property Limited (AUPL) ABN 58 079 538 499, AFS Licence No. 234455. The information in this document is general information only and is not based on the objectives, financial situation or needs of any particular investor. You should obtain financial and legal advice relevant to your circumstances before making investment decisions. In deciding whether to acquire, hold or dispose of the product, investors should obtain the latest Product Disclosure Statement (PDS) for the Fund to consider whether the product is appropriate for them. Copies of the PDS are available at [australianunity.com.au/wealth](http://australianunity.com.au/wealth) or by calling our Investor Services team on 1300 997 774 or +61 3 9616 8687 (if calling from overseas). Investment decisions should not be made upon the basis of its past performance or distribution rate since each of these can vary. The information is intended for recipients in Australia only. The document is current at the time of publication.