

Announcement

23 January 2025

Australian Unity Property Income Fund – ARSN 094 220 498

December 2024 Property Valuations

Four of the Fund's directly held properties were independently valued during December 2024.

The property valuations resulted in an aggregate net decrease of \$0.25 million or (0.4%) from the properties' prior valuation.

In addition, the result reflects an aggregate net decrease of \$1.76million or (2.4%) from the properties' book value (BV) immediately prior to the current independent valuation.

Property	Previous independent valuation	Pre-valuation BV	New independent valuation	Previous cap rate	New cap rate	Variance to BV		Variance to prior valuation	
70 Light Square, Adelaide, SA	\$16,200,000	\$17,525,409	\$16,000,000	6.50%	6.50%	(\$1,525,409)	(8.7%)	(\$200,000)	(1.2%)
296 St Vincent St, Port Adelaide, SA	\$14,450,000	\$14,602,629	\$14,900,000	6.50%	6.50%	\$297,371	2.0%	\$450,000	3.1%
223 Governor Rd Braeside, VIC	\$28,000,000	\$28,000,000	\$28,000,000	5.25%	5.375%	\$0.00	0.0%	\$0.00	0.0%
Edith Cavell Building, Herston, QLD	\$11,500,000	\$11,480,000	\$11,000,000	6.50%	7.00%	(\$480,000)	(4.2%)	(\$500,000)	(4.3%)
Total	\$70,150,000	\$71,608,038	\$69,900,000			(\$1,708,038)	(2.38%)	(\$250,000)	(0.4%)

More information

We regularly provide up to date information about the Fund, including Fund Updates and the Continuous Disclosure Notice. These contain current information about the Fund's diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Documents' 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 and the Continuous Disclosure Notice.

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