

Announcement

3 October 2023

Australian Unity Property Income Fund – ARSN 094 220 498

September 2023 Property Valuation

As part of our active management approach, we have had one of the Fund’s directly held properties independently valued during September 2023.

The property valuation resulted in an aggregate net increase of 0.8% or \$0.1 million from the properties’ prior valuation, due to sharp increase in rental, offset by softening capitalisation rates.

The result reflects an aggregate net decrease of (8.8%) or (\$1.2) million from the properties’ book value immediately prior to the current independent valuation.

Valuations

| Property | Previous independent valuation | Pre-valuation book value | New independent valuation | Previous cap rate | New cap rate | Variance to book value | Variance to book value | Variance to prior valuation | Variance to prior valuation |
|--------------------------------------|--------------------------------|--------------------------|---------------------------|-------------------|--------------|------------------------|------------------------|-----------------------------|-----------------------------|
| 91-97 Woodlands Drive, Braeside, VIC | \$12,400,000 | \$13,710,276 | \$12,500,000 | 4.25% | 5.50% | (\$1,210,276) | (8.8%) | \$100,000 | 0.8% |

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

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