

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%)
Total	\$47,950,000	\$49,511,221	\$52,300,000			\$2,788,779	5.63%

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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