

Property Income Fund



We specialise in non-blue chip property assets to optimise investment yields

The Australian Unity Property Income Fund (the Fund) is a diversified portfolio of assets that invests across directly owned property, unlisted property trusts and listed A-REITs. The assets below are the directly owned properties of the Fund and do not include the underlying properties held within the unlisted and listed sleeves of the Fund.



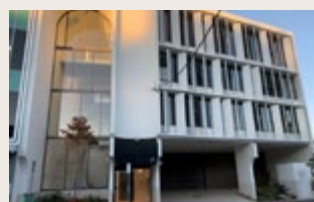
223-227 Governor Road, Braeside, VIC

Valuation	\$29.7m
Cap Rate	4.25%
WALE	19.9 years
Occupancy	100%
Sector	Industrial
Major Tenant	Flavour Makers Australia



2-10 Bliss Court, Derrimut, VIC

Valuation	\$12.6m
Cap Rate	5.50%
WALE	1.6 years
Occupancy	100%
Sector	Industrial
Major Tenant	Specialist Wholesales Pty Ltd (a subsidiary of ASX-listed Bapcor)



17 Byres Street, Newstead, QLD

Valuation	\$11.5m
Cap Rate	6.00%
WALE	2.1 years
Occupancy	100%
Sector	Office
Major Tenant	Construction Sciences (a subsidiary of ASX-listed Cardno)



296 St. Vincent Street, Port Adelaide, SA

Valuation	\$12.3m
Cap Rate	6.25%
WALE	6.2 years
Occupancy	100%
Sector	Office
Major Tenant	Flinders Ports



91-97 Woodlands Drive, Braeside, VIC

Valuation	\$12.2m
Cap Rate	4.25%
WALE	19.9 years
Occupancy	100%
Sector	Industrial
Major Tenant	Flavour Makers Australia



10 International Square, Tullamarine, VIC

Valuation	\$7.3m
Cap Rate	4.75%
WALE	9.3 years
Occupancy	100%
Sector	Industrial
Major Tenant	Synergy Packaging (Berry Global)



11 International Square, Tullamarine, VIC

Valuation	\$4.3m
Cap Rate	4.50%
WALE	9.3 years
Occupancy	100%
Sector	Industrial
Major Tenant	Synergy Packaging (Berry Global)



Edith Cavell Building, Herston, QLD – redeveloping

Estimated completion	December 2021
Valuation	n/a
WALE	n/a
Pre-committed	66%
Sector	Healthcare
Major Tenant	Australian Unity



Lot 11, 133 South Pine Road, Brendale, QLD—vacant land

Valuation	\$1.5m
Cap Rate	n/a
WALE	n/a
Occupancy	0%
Sector	Industrial
Major Tenant	n/a

Development to build 2,000sqm industrial premises being progressed



70 Light Square, Adelaide, SA

Valuation	\$18.3m
Cap Rate	5.88%
WALE	3.2 years
Occupancy	92%
Sector	Office
Major Tenants	Logic Plus Pty Ltd SA Govt

*Property data as at 30 September 2021.
Data for 70 Light Square, Adelaide, SA, as at 5 November 2021.

More information

If you are an investor, please contact your financial adviser. You can also visit australianunity.com.au/wealth or call our Investor Services team on 1300 997 774.

If you are an investment adviser, please contact your Australian Unity Regional Account Manager. You can also email us at australianunitywealth@unitregistry.com.au or visit australianunity.com.au/wealth.

**Top tenants by income—
all properties**

As at 5 November, 2021



Key	Tenant	Weight
	Flavour Makers <small>Food Development & Manufacture</small>	28.3%
	Flinders Ports	11.8%
	Bapcor	11.6%
	Berry Synergy	8.5%
	logic plus	6.8%
	Government of South Australia	6.5%
	Construction Sciences	4.5%
	THE BUCKNER GROUP	4.2%
	LIMITLESS DEVELOPMENTS	4.2%
	OFFICES on LIGHT	3.7%
	The balance (including vacancy)	9.9%

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