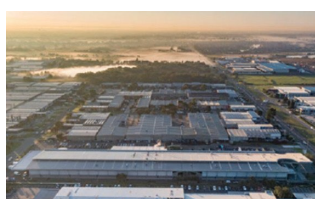


Property Income Fund

For more than 20 years, the Australian Unity Property Income Fund (Fund) has blended direct properties and unlisted property trusts with listed property investments (A-REITs) and cash to provide investors with regular income.

Direct Property Assets

\$76.9m total
asset value
(31.2% of the Fund)



**223-227 Governor Road,
Braeside, VIC**

| | |
|-------------------|------------|
| Book Value | \$28.0m |
| Cap Rate | 5.38% |
| WALE | 16.7 years |
| Occupancy | 100% |
| Sector | Industrial |
| PIF Fund Exposure | 11.4% |



**70 Light Square,
Adelaide, SA**

| | |
|-------------------|-----------|
| Book Value | \$16.0m |
| Cap Rate | 6.50% |
| WALE | 1.5 years |
| Occupancy | 75.1% |
| Sector | Office |
| PIF Fund Exposure | 6.5% |



**296 St. Vincent Street,
Port Adelaide, SA**

| | |
|-------------------|-----------|
| Book Value | \$14.9m |
| Cap Rate | 6.50% |
| WALE | 3.3 years |
| Occupancy | 100% |
| Sector | Office |
| PIF Fund Exposure | 6.0% |



**Edith Cavell Building,
Herston, QLD**

| | |
|-------------------|-----------------------|
| Book Value | \$11.0m |
| Cap Rate | 7.00% |
| WALE | 2.6 years |
| Occupancy | 80.5% |
| Sector | Social Infrastructure |
| PIF Fund Exposure | 4.5% |



**134 King Street, Newcastle,
NSW (Held for development)**

| | |
|-------------------|--------|
| Book Value | \$7.0m |
| Cap Rate | n/a |
| WALE | n/a |
| Occupancy | 0% |
| Sector | Office |
| PIF Fund Exposure | 2.9% |

Unlisted Property Investments

\$52.7m total asset value
(21.4% of the Fund)



Australian Unity Student Accommodation Fund

| | |
|-----------------------|-----------------------|
| No. Underlying Assets | 1 |
| Sector | Social Infrastructure |
| PIF Fund Exposure | 5.7% |



Planum Footscray Fund

| | |
|-----------------------|--------|
| No. Underlying Assets | 1 |
| Sector | Office |
| PIF Fund Exposure | 4.5% |



Australian Unity Specialist Disability Accom. Fund

| | |
|-----------------------|-----------------------|
| No. Underlying Assets | 139 |
| Sector | Social Infrastructure |
| PIF Fund Exposure | 3.7% |



Australian Unity Childcare Property Fund

| | |
|-----------------------|-----------------------|
| No. Underlying Assets | 15 |
| Sector | Social Infrastructure |
| PIF Fund Exposure | 2.1% |



Elanor Warrawong Plaza Property Fund

| | |
|-----------------------|--------|
| No. Underlying Assets | 1 |
| Sector | Retail |
| PIF Fund Exposure | 1.4% |



Elanor Waverley Gardens Property Fund

| | |
|-----------------------|--------|
| No. Underlying Assets | 1 |
| Sector | Retail |
| PIF Fund Exposure | 1.4% |



Australian Unity Diversified Property Fund

| | |
|-----------------------|-------------|
| No. Underlying Assets | 7 |
| Sector | Diversified |
| PIF Fund Exposure | 1.0% |



Eildon Caboolture Property Fund

| | |
|-----------------------|--------|
| No. Underlying Assets | 2 |
| Sector | Retail |
| PIF Fund Exposure | 1.3% |



Australian Unity Healthcare Property Trust

| | |
|-----------------------|------------|
| No. Underlying Assets | 93 |
| Sector | Healthcare |
| PIF Fund Exposure | 0.2% |

A-REIT Listed Property Investments

\$92.8m total asset value
(37.6% of the Fund)

Cash and other

\$24.2m total asset value
(9.8% of the Fund)

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