

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

\$79.7m total asset value
(28.9% of the Fund)



223-227 Governor Road, Braeside, VIC

Book Value	\$28.4m
Cap Rate	4.75%
WALE	17.4 years
Occupancy	100%
Sector	Industrial
PIF Fund Exposure	10.3%



70 Light Square, Adelaide, SA

Book Value	\$17.8m
Cap Rate	6.00%
WALE	1.2 years
Occupancy	73%
Sector	Office
PIF Fund Exposure	6.5%



296 St. Vincent Street, Port Adelaide, SA

Book Value	\$14.4m
Cap Rate	6.25%
WALE	3.8 years
Occupancy	100%
Sector	Office
PIF Fund Exposure	5.2%



Edith Cavell Building, Herston, QLD

Book Value	\$11.5m
Cap Rate	6.00%
WALE	3.1 years
Occupancy	80%
Sector	Social Infrastructure
PIF Fund Exposure	4.2%



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

Book Value	\$7.6m
Cap Rate	n/a
WALE	n/a
Occupancy	0%
Sector	Office
PIF Fund Exposure	2.8%

Unlisted Property Investments

\$54.2m total asset value
(19.7% of the Fund)



Australian Unity Student Accommodation Fund

No. Underlying Assets	1
Sector	Social Infrastructure
PIF Fund Exposure	4.9%



Planum Footscray Fund

No. Underlying Assets	1
Sector	Office
PIF Fund Exposure	4.3%



Australian Unity Specialist Disability Accom. Fund

No. Underlying Assets	119
Sector	Social Infrastructure
PIF Fund Exposure	3.3%



Australian Unity Childcare Property Fund

No. Underlying Assets	15
Sector	Social Infrastructure
PIF Fund Exposure	1.9%



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	1.3%



Australian Unity Diversified Property Fund

No. Underlying Assets	7
Sector	Diversified
PIF Fund Exposure	1.2%



Eildon Caboolture Property Fund

No. Underlying Assets	2
Sector	Retail
PIF Fund Exposure	1.1%



Australian Unity Healthcare Property Trust

No. Underlying Assets	101
Sector	Healthcare
PIF Fund Exposure	0.5%

A-REIT Listed Property Investments

\$103.9m total asset value
(37.7% of the Fund)

Cash and other

\$37.6m total asset value
(13.6% of the Fund)

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