

Announcement

27 August 2019

Australian Unity Retail Property Fund – ARSN 133 632 765

Special distribution update

Further to our announcement on 31 July 2019, we wish to advise investors of the special distribution from the capital gains crystallised from the sale of the Fund's 50% interest in the Waurm Ponds Shopping Centre has been calculated and is expected to be paid on 30 August 2019.

Amount of the special distribution

The amount of the special distribution has now been calculated and is reflected in the Fund's security prices as detailed below.

Australian Unity Retail Property Fund	ARSN: 133 632 765	23 August 2019 Cumulative Distribution Exit Price	Special Distribution Dollars Per Unit (DPU)	23 August 2019 Ex-Distribution Exit Price
Retail Securities	APIR Code: YOC0007AU	1.0546	0.1922	0.8624
Wholesale Securities	APIR Code: YOC0008AU	1.3053	0.2379	1.0674

Payment of the special distribution

The expected payment date of the special distribution is 30 August 2019. The special distribution is in addition to the scheduled quarterly distribution.

More information

We regularly provide up-to-date information about the Fund, including 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 our Investor Services team on 13 29 39 (selecting option 4), or via email at investments@australianunity.com.au for copies of these documents.

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Applicable to: Australian Unity Retail Property Fund
Retail Units YOC0007AU Wholesale Units YOC0008AU