

Announcement

16 February 2018

Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 23 Fiveways Boulevard, Keysborough, VIC was independently valued during February 2018 resulting in a net increase of \$300,000 or 4.55% from the property's book value immediately prior to valuation.

In determining the new valuation, the Valuer has assessed the market rent and made allowances for the tightening of the capitalisation rate. The capitalisation rate has reduced from 7.00% to 6.75%.

Valuation details:

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
23 Fiveways Boulevard, Keysborough, VIC	\$6,600,000	\$6,600,000	\$6,900,000	7.00%	6.75%	\$300,000	4.55%

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 diversification, valuation policy, related party transactions, distribution practises and withdrawal rights.

Please refer to the 'Fund Information' section of the Fund's website or contact Investor Services on 13 29 39 for copies of these documents.

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Applicable to
 Australian Unity Property Income Fund – Retail Units YOC0001AU
 Australian Unity Property Income Fund – Wholesale Units YOC0100AU