

Announcement

23 September 2016



Australian Unity Property Income Fund – ARSN 094 220 498

Property acquisition

We are pleased to advise that the Australian Unity Property Income Fund (Fund) has entered into an unconditional agreement to acquire a property located at 1651 - 1657 Centre Road, Springvale, Victoria for \$12.975 million (excluding transaction costs). Settlement is due to occur in late October 2016.

The property comprises a land area of 29,640 square metres with a net lettable area of approximately 11,000 square metres and includes a warehouse, office, canteen and truck workshop. The property is 100% leased to Mainfreight, an entity whose parent is listed on the New Zealand Stock Exchange.

The property has a weighted lease expiry by area of approximately 4.4 years as at the date of this announcement and is expected to have an initial yield of approximately 7.6%.

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 'Quick Links' section of this website or contact Investor Services on 13 29 39 for copies of these documents.

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Applicable to ARSN 094 220 498

Australian Unity Property Income Fund – Retail Units YOC0001AU

Australian Unity Property Income Fund – Wholesale Units YOC0100AU