

Announcement

3 April 2018

Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 10 International Square, Tullamarine, VIC was independently valued during March 2018 resulting in a slight increase in valuation from the previous independent valuation. However, the valuation is below the pre-valuation book value by approximately \$173,446 or 3.56% due to capitalised costs (including stamp duty) associated with the acquisition. The capitalisation rate has remained steady at 7.25%.

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
10 International Square, Tullamarine, VIC	\$4,550,000	\$4,873,446	\$4,700,000	7.25%	7.25%	(\$173,446)	(3.56%)

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.