

Announcement

3 August 2018

Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 65 Beverage Drive, Tullamarine, VIC was independently valued during July 2018 resulting in a slight increase in valuation from the previous independent valuation. The valuation uplift is mainly attributed to growth in real effective industrial rentals in the 12 months prior. 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
65 Beverage Drive, Tullamarine, VIC	\$6,300,000	\$6,300,000	\$6,500,000	7.25%	7.25%	\$200,000	3.17%

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.