

# Announcement

13 July 2021

## Australian Unity Property Income Fund (the Fund) – ARSN 094 220 498

### June 2021 Property Valuations

As part of our active management approach, we are pleased to announce that we have independently valued six of the Fund's directly held properties as at 30 June 2021.

The property valuations resulted in a total net increase of 12.17% or \$5.37 million from the properties' book value immediately prior to the valuation.

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
2-10 Bliss Court, Derrimut VIC	\$11,200,000	\$11,200,000	\$12,600,000	6.00%	5.50%	\$1,400,000	12.50%
296 Vincent St., Port Adelaide, SA	\$10,500,000	\$10,740,154	\$12,250,000	6.75%	6.25%	\$1,509,846	14.06%
17 Byres St, Newstead, QLD	\$10,450,000	\$10,474,243	\$11,500,000	6.50%	6.00%	\$1,025,757	9.79%
10 International Square, Tullamarine VIC	\$5,800,000	\$6,319,231	\$7,300,000	5.50%	4.75%	\$980,769	15.52%
Lot 8, 11 International Square, Tullamarine VIC	\$3,550,000	\$4,031,242	\$4,300,000	5.25%	4.50%	\$268,758	6.67%
Lot 11, 113 South Pine Rd, Brendale	\$1,320,000	\$1,320,000	\$1,500,000	NA	NA	\$180,000	13.64%
<b>Total</b>	<b>\$42,820,000</b>	<b>\$44,084,870</b>	<b>\$49,450,000</b>			<b>\$5,365,130</b>	<b>12.17%</b>

### 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 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 Investor Services on 1300 997 774 or +61 3 9616 8687 (if calling from overseas) for copies of the Fund Update.