

Announcement

25 July 2016



Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property at 65 Beverage Drive, Tullamarine, VIC was independently valued during July 2016, with a net increase of \$0.44 million or 8.29% from the property's [book value](#) immediately prior to valuation. The increase is primarily a result of securing a new five year lease to Synergy Packaging, and reduction of the property's capitalisation rate.

Property	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	\$5,309,706	\$5,750,000	8.25	7.25	\$440,294	8.29%

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