

ANNOUNCEMENT

Tuesday, 12 April 2016



Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 23 Fiveways Boulevard, Keysborough, VIC was independently valued during April 2016. Whilst the independent valuation increased slightly from the property's acquisition price in May 2015, the variance to book value of the property decreased by \$376,328 or 5.41%. The decrease was largely attributable to acquisition costs being written off. The capitalisation rate has remained steady at 7.00%.

Valuation details:

Property	Book value (prior to valuation)	New independent valuation	Previous capitalisation rate (%)	New capitalisation rate (%)	Variance to book value	Variance to book value (%)
23 Fiveways Boulevard, Keysborough, VIC	\$6,951,328	\$6,575,000	7.00%	7.00%	(\$376,328)	(5.41%)

More information

We regularly provide up to date information about the Fund, including Fund Updates and continuous disclosure information. These contain detailed information about the Fund's investment activities, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' section of this website or contact Investor Services on **13 29 39** for copies of the Fund Update.

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