

ANNOUNCEMENT

Tuesday, 28 June 2016



Australian Unity Property Income Fund – ARSN 094 220 498

Property acquisition and settlement

We are pleased to advise that the Australian Unity Property Income Fund (Fund) completed the acquisition and settlement of a commercial office building located at 296 St. Vincent Street, Port Adelaide, South Australia, for \$8 million (excluding transaction costs).

The property is a two-level commercial building with a net lettable area of approximately 3,537 metres and 39 on-site car parks. The property is 100% leased, comprising a quality tenancy mix and a weighted lease expiry of approximately 2.5 years. The property is expected to have an initial yield of approximately 9.25%.

Leasing update

We are also pleased to announce that we have entered into a new lease with Synergy Packaging, at the Fund's property located at 65 Beverage Drive, Tullamarine, Victoria. Synergy Packaging, an established Melbourne-based plastics manufacturer, has executed a new five-year lease over the property. On commencement of the lease term on 1 August 2016, the Fund's direct property occupancy rate is expected to be approximately 99.5%.

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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