

Announcement

11 April 2017

Australian Unity Property Income Fund – ARSN 094 220 498

Property acquisition

We are pleased to advise that the Australian Unity Property Income Fund (Fund) has entered into an unconditional agreement to acquire a property located at 10 International Square, Tullamarine, Victoria for \$4.55 million (excluding transaction costs). Settlement is due to occur in late April 2017.

The property comprises a land area of 7,232 square metres with a net lettable area of approximately 4,305 square metres and includes a warehouse, office and an all-weather awning. The property is 100% leased to Synergy Packaging, an entity whose parent is listed on the London Stock Exchange.

The property has a weighted lease expiry by area of approximately 4.25 years as at the date of this announcement and is expected to have an initial yield of approximately 7.2% (pre-acquisition costs).

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 this website or contact Investor Services on 13 29 39 for copies of these documents.

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Applicable to

Australian Unity Property Income Fund – Retail Units YOC0001AU

Australian Unity Property Income Fund – Wholesale Units YOC0100AU