

Announcement

3 September 2019

Australian Unity Property Income Fund – ARSN 094 220 498

Property acquisition and settlement in Newstead, Queensland

We are pleased to advise that on 29 August 2019 the Australian Unity Property Fund (Fund) settled the acquisition of 17 Byres Street, Newstead, Queensland, for \$11 million.

The property is a brand new, three level commercial office building with a net lettable area of 1,325m plus a rooftop entertainment area and 15 car spaces. It is 100% leased to three separate tenants; Construction Sciences Pty Ltd, a Cardno company, Limitless, property developer and builder of residential properties and The Buckner Group, provides innovative marketing services. This property has a weighted average lease of approximately 4.2 years.

At the date of this announcement it is expected to have an initial yield of approximately 6.5%.

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.