

Announcement

15 July 2019

Australian Unity Property Income Fund – ARSN 094 220 498

Property acquisition 40 Scanlon Drive, Epping, Victoria

We are pleased to advise that the Australian Unity Property Income Fund (Fund) has exchanged contracts of sale to acquire a large property located in Epping, approximately 19 kilometres north of Melbourne CBD for \$13.3 million. Settlement is due to occur 5 August 2019.

This property is a single level office warehouse facility comprising of a land area of 17,772 sqm with building improvements of 9,370.7 sqm and was built around 2007. It is situated in a prominent location in the industrial precinct of Epping, with excellent connectivity to surrounding road networks that provide access to the Port of Melbourne, Melbourne International Airport and the CBD. It is currently leased to two separate tenants; Grace Australia Pty Ltd (GCP Applied Technologies), part of a global company specialising in construction products, chemicals and materials, and Gruma Oceania Pty Ltd (Mission Foods).

At the date of this announcement the property was returning an initial yield of approximately 6.75%. The passing weighted average lease expiry (WALE) is approximately 5.1 years.

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.