

Announcement

1 March 2023

Australian Unity Property Income Fund – ARSN 094 220 498

Heads of agreement for new tenant at the Edith Cavell Building in the Herston Quarter precinct

We are pleased to announce that the Fund has signed a Heads of Agreement with the University of Queensland (UQ) to lease 798 sqm at our Edith Cavell building (the Property) in Herston Quarter.

The lease is to commence on 1 September 2023 with a term of 5 years plus an option of an additional 5 years.

The Edith Cavell Building is a 1,573 sqm multi-use property in the Herston Quarter Health Precinct in Brisbane, Queensland. Post the UQ lease commencing, the Property will be approximately 84% leased to UQ and Australian Unity with only one ground floor retail tenancy remaining for lease.

The Herston Quarter Health Precinct is a \$1.1 billion health and social infrastructure redevelopment located around two kilometres from the Brisbane central business district, and is strategically positioned near public transport, educational and retail amenities.

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 practices and withdrawal rights.

Please refer to the 'Fund information' section of this website or contact Investor Services on 1300 997 774 or +61 3 9616 8687 (if calling from overseas) for copies of the Fund Update.

Important information

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