

# Announcement

11 August 2022

## Australian Unity Property Income Fund – ARSN 094 220 498

### July 2022 Property Valuation

As part of our active management approach, we have had one of the Fund’s directly held properties independently valued as at 31 July 2022.

We are pleased to announce that the property valuation resulted in a total net increase of 9.66% or \$1.4 million from the property’s book value immediately prior to the valuation. The valuation uplift was attributable to the successful leasing of the property. A 10-year lease to Concept Logistics was secured.

| Property                       | Previous independent valuation | Pre-valuation book value | New independent valuation | Previous capitalisation rate | New capitalisation rate | Variance to book value | Variance to book value |
|--------------------------------|--------------------------------|--------------------------|---------------------------|------------------------------|-------------------------|------------------------|------------------------|
| 2-10 Bliss Court, Derrimut Vic | \$14,500,000                   | \$14,500,000             | \$15,900,000              | 4.75%                        | 4.50%                   | \$1,400,000            | 9.66%                  |

### 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 gearing, interest cover, borrowings, Fund 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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