

Announcement

9 March 2017



Australian Unity Property Income Fund – ARSN 094 220 498

Property revaluation

The Fund's property located at 23 Fiveways Boulevard, Keysborough, VIC was independently valued during March 2017. Overall, the valuation increased by approximately \$25,000 or 0.38% from the property's book value immediately prior to valuation.

The Valuer applied a capitalisation rate of 7.00% to the assessed market rent and added a net present value positive reversion to the rental coverage for the remaining 3.2 years of the lease.

Valuation details:

Property	Book value (prior to valuation)	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
23 Fiveways Boulevard, Keysborough, VIC	\$6,575,000	\$6,600,000	7.00%	7.00%	\$25,000	0.38%

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 ARSN 094 220 498

Australian Unity Property Income Fund – Retail Units YOC0001AU

Australian Unity Property Income Fund – Wholesale Units YOC0100AU