


Property Income Fund

For more than 20 years, the Property Income Fund (Fund) has blended direct properties and unlisted property trusts with listed property investments (A-REITs) and cash to provide investors with regular income.


Direct Property Assets

\$77.4m total asset value (32.5% of the Fund)




223-227 Governor Road, Braeside, VIC

Book Value	\$28.0m
Cap Rate	5.38%
WALE	16.4 years
Occupancy	100%
Sector	Industrial
PIF Fund Exposure	11.8%




70 Light Square, Adelaide, SA

Book Value	\$16.5m
Cap Rate	6.50%
WALE	1.3 years
Occupancy	76%
Sector	Office
PIF Fund Exposure	6.9%




296 St. Vincent Street, Port Adelaide, SA

Book Value	\$14.9m
Cap Rate	6.50%
WALE	3.0 years
Occupancy	100%
Sector	Office
PIF Fund Exposure	6.3%



Edith Cavell Building, Herston, QLD


Book Value	\$11.0m
Cap Rate	7.00%
WALE	2.4 years
Occupancy	81%
Sector	Social Infrastructure
PIF Fund Exposure	4.6%



134 King Street, Newcastle, NSW (Held for development)


Book Value	\$7.0m
Cap Rate	n/a
WALE	n/a
Occupancy	0%
Sector	Office
PIF Fund Exposure	2.9%

An actively managed, diverse portfolio of direct, unlisted and listed property assets.




Key benefits

- Access to funds daily
- Monthly income payments
- Stable and consistent performer with zero balance sheet debt
- Diversified to reduce the impact of market instability




Keep your money accessible

- Daily liquidity
- More accessible than most direct property investment funds




Regular consistent income

- Monthly income payments made to your bank account
- An alternative income stream to dividend payments from Australian shares



Access commercial properties, hassle-free

- Access to property investments without the obligations of direct property ownership
- Opportunity to invest in properties which may not otherwise be available to individuals



Peace of mind

- A consistent and solid performer for more than 20 years
- Zero balance sheet debt
- Diversified portfolio of quality assets helps to mitigate the risks of market volatility

Unlisted Property Investments

\$51.4m total asset value
(21.5% of the Fund)



Australian Unity Student Accommodation Fund

No. Underlying Assets	1
Sector	Social Infrastructure
PIF Fund Exposure	5.9%



Planum Footscray Fund

No. Underlying Assets	1
Sector	Office
PIF Fund Exposure	4.5%



Australian Unity Specialist Disability Accom. Fund

No. Underlying Assets	173
Sector	Social Infrastructure
PIF Fund Exposure	3.9%



Australian Unity Childcare Property Fund

No. Underlying Assets	15
Sector	Social Infrastructure
PIF Fund Exposure	2.2%



Elanor Warrawong Plaza Property Fund

No. Underlying Assets	1
Sector	Retail
PIF Fund Exposure	1.5%



Eildon Caboolture Property Fund

No. Underlying Assets	2
Sector	Retail
PIF Fund Exposure	1.3%



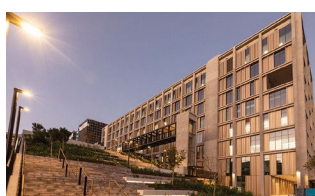
ASA Diversified Property Fund

No. Underlying Assets	7
Sector	Diversified
PIF Fund Exposure	1.1%



Elanor Waverley Gardens Property Fund

No. Underlying Assets	1
Sector	Retail
PIF Fund Exposure	1.0%



Australian Unity Healthcare Property Trust

No. Underlying Assets	91
Sector	Healthcare
PIF Fund Exposure	0.1%

A-REIT Listed Property Investments

\$92.9m total asset value
(39.0% of the Fund)

Cash and other

\$16.6m total asset value
(7.0% of the Fund)

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