

Announcement

30 November 2022

Australian Unity Property Income Fund – ARSN 094 220 498

October 2022 Property Valuations

The Fund's property at 70 Light Square, Adelaide South Australia was independently valued as at 31 October 2022.

The property's value decreased by \$1.18 million or (6.26%) from the property's book value immediately prior to the valuation. The decrease in value was primarily due to a reduction in the Weighted Annual Lease Expiry (WALE). In addition, the independent valuer has made allowances for an increase in potential costs associated with an increase in expiring leases over the forward 48 months. The capitalisation rate remained steady at 5.88%.

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
70 Light Square, Adelaide, SA	\$18,250,000	\$18,882,126	\$17,700,000	5.88%	5.88%	(\$1,182,126)	(6.26%)

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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