

# Property Income Fund

For more than 20 years, the Australian Unity 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

\$103.5m total asset value  
(37.9% of the Fund)



### 223-227 Governor Road, Braeside, VIC

Book Value	\$28.4m
Cap Rate	4.75%
WALE	17.7 years
Occupancy	100%
Sector	Industrial
PIF Fund Exposure	10.4%



### 70 Light Square, Adelaide, SA

Book Value	\$17.7m
Cap Rate	6.00%
WALE	1.4 years
Occupancy	73%
Sector	Office
PIF Fund Exposure	6.5%



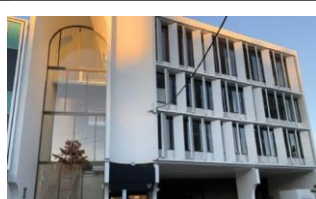
### 296 St. Vincent Street, Port Adelaide, SA

Book Value	\$14.3m
Cap Rate	6.25%
WALE	4.1 years
Occupancy	100%
Sector	Office
PIF Fund Exposure	5.2%



### 91-97 Woodlands Drive, Braeside, VIC

Book Value	\$12.5m
Cap Rate	5.50%
WALE	17.7 years
Occupancy	100%
Sector	Industrial
PIF Fund Exposure	4.6%



### 17 Byres Street, Newstead, QLD

Book Value	\$11.5m
Cap Rate	6.00%
WALE	0.3 years
Occupancy	69%
Sector	Office
PIF Fund Exposure	4.2%



### Edith Cavell Building, Herston, QLD

Book Value	\$11.5m
Cap Rate	6.00%
WALE	3.3 years
Occupancy	80%
Sector	Social Infrastructure
PIF Fund Exposure	4.2%



### 134 King Street, Newcastle, QLD (Held for development)

Book Value	\$7.6m
Cap Rate	n/a
WALE	n/a
Occupancy	0%
Sector	Office
PIF Fund Exposure	2.8%

## Unlisted Property Investments

\$58.5m total asset value  
(21.4% 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	4.4%



### Australian Unity Specialist Disability Accom. Fund

No. Underlying Assets	98
Sector	Social Infrastructure
PIF Fund Exposure	3.2%



### Australian Unity Childcare Property Fund

No. Underlying Assets	14
Sector	Social Infrastructure
PIF Fund Exposure	1.9%



### Elanor Waverley Gardens Property Fund

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



### Elanor Warrawong Plaza Property Fund

No. Underlying Assets	1
Sector	Retail
PIF Fund Exposure	1.4%



### Australian Unity Diversified Property Fund

No. Underlying Assets	7
Sector	Diversified
PIF Fund Exposure	1.3%



### Eildon Caboolture Property Fund

No. Underlying Assets	2
Sector	Retail
PIF Fund Exposure	1.1%



### Australian Unity Healthcare Property Trust

No. Underlying Assets	1
Sector	Healthcare
PIF Fund Exposure	0.6%

## A-REIT Listed Property Investments

\$101.0m total asset value  
(37.0% of the Fund)

## Cash and other

\$10.3m total asset value  
(3.8% of the Fund)

Contact us  
[australianunity.com.au/wealth](http://australianunity.com.au/wealth)  
[australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)

Investor Services  
T 1300 997 774

Adviser Services  
T 1800 649 033

Units in the Australian Unity Property Income Fund – Wholesale Units are issued by Australian Unity Property Limited ABN 58 079 538 499, AFS Licence No. 234455. Unlisted property assets are not directly held by Property Income Fund. These assets held by other Australian Unity funds. The information in this document is general information only and is not based on the objectives, financial situation or needs of any particular investor. In deciding whether to acquire, hold or dispose of the product, investors should obtain the current Product Disclosure Statement (PDS) and Target Market Determination (TMD) and consider whether the product is appropriate for their needs. This product is likely to be appropriate for a consumer seeking capital growth or income distribution to be used as a core or satellite component within a portfolio where the consumer has a medium or long investment timeframe, high to very high risk/return profile and needs daily access to capital. A copy of the PDS and TMD are available at [australianunity.com.au/wealth](http://australianunity.com.au/wealth) or calling our Investor Services at 1300 997 774. Investment decisions should not be made upon the basis of its past performance or distribution rate or any rating by a rating agency, since each of these can vary. In addition, ratings need to be understood in the context of the full report issued by the rating agency itself. The information provided in the document is current as at the time of publication unless otherwise stated.