

Announcement

14 July 2016



Australian Unity Diversified Property Fund – ARSN 106 724 038

Borrowing facility refinanced

The Fund's syndicated borrowing facility has been refinanced with improved pricing. The Fund's borrowing capacity increased from \$135 million to \$140 million. The refinancing was a great outcome for the Fund's investors. It is expected to enhance the administrative efficiency of the facility and achieve a lower total cost of debt, which will be positive for the Fund's performance.

The new facility is provided by two top-tier banks, both of which were members of the syndicate that supported the previous facility. The refinancing ahead of time and the significant reduction in the cost of debt demonstrates the quality of the Fund, its assets and our active management approach.

Continuous disclosure information

The Fund's borrowing facility is secured by all the Fund's assets and is summarised in the table below as at 30 June 2016:

| Borrowing details | |
|--|--|
| Borrowing facility drawn amount | \$128.33 million |
| Borrowing facility limit | \$140.00 million |
| Borrowing facility maturity | Tranche A: 30 June 2019 Tranche B: 30 June 2020 |
| Borrowing facility Loan to Valuation Ratio covenant limit | 55.00% |
| Fund Loan to Valuation Ratio calculated in accordance with borrowing facility definition | 48.41% |
| Amount by which value of assets must decrease before a borrowing facility covenant is breached | 11.99% |
| Borrowing facility Interest Cover Ratio covenant limit | 1.60 times |
| Fund Interest Cover Ratio calculated in accordance with borrowing facility definition | 3.09 times |
| Amount by which the operating cash flow must decrease before a borrowing facility covenant is breached | 48.25% |
| Borrowing facility interest rate (inclusive of borrowing margin, line fees and interest rate hedges) | 4.47% p.a. |
| % of borrowings hedged | 70.13% |
| Weighted hedge expiry | 1.66 years |

Under the terms within the borrowing facility, provided the Fund obtains the prior written consent of the Lender, there are no other terms that may be invoked as a result of investors exercising their rights under the Fund's Constitution.

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, diversification, valuation policy, related party transactions, distribution practises and withdrawal rights.

Please refer to the 'Quick Links' section of this website or contact Investor Services on **13 29 39** for copies of these documents.

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Applicable to ARSN 106 724 038

Australian Unity Diversified Property Fund – Ordinary Units YOC0018AU

Australian Unity Diversified Property Fund – Class A Units YOC0019AU