

21 July 2017

Australian Unity Diversified Property Fund – ARSN 106 724 038

Property revaluations

Three properties in the Fund's portfolio were independently valued during June 2017. Overall, valuations increased by approximately \$2.05 million or 2.25% from the properties' book value immediately prior to valuation. The material variations included:

Busselton Central Shopping Centre, WA – The independent value of Busselton Central Shopping Centre slightly increased in value from the previous independent valuation, however, there was a decrease of \$25,751 or 0.10% from the property's book value immediately prior to valuation. The change from the previous independent valuation was largely attributable to the reduction in the capitalisation rate from 7.50% to 7.25% as a result of the buoyant transactional market.

19 Corporate Ave, Rowville, VIC – The independent value of 19 Corporate Ave, Rowville increased in value by \$59,613 or 0.36% from the property's book value immediately prior to valuation. The uplift was largely attributable to the increase in net property income. The capitalisation rate remained steady at 7.25%.

200 Victoria Street, Carlton, VIC – The independent value of 200 Victoria Street, Carlton increased in value by approximately \$2.02 million or 4.20% from the property's book value immediately prior to valuation. The uplift was attributable to a number of factors including a reduction in the capitalisation rate from 6.50% to 6.25%, improvement in market rents and as a result of the buoyant transactional market.

Valuation details:

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
Busselton Central Shopping Centre, WA	\$26,250,000	\$26,775,751	\$26,750,000	7.50%	7.25%	(\$25,751)	(0.10%)
19 Corporate Ave, Rowville, VIC	\$16,300,000	\$16,440,387	\$16,500,000	7.25%	7.25%	\$59,613	0.36%
200 Victoria Street, Carlton, VIC	\$47,250,000	\$47,983,598	\$50,000,000	6.50%	6.25%	\$2,016,402	4.20%
Total	\$89,800,000	\$91,199,736	\$93,250,000			\$2,050,264	2.25%

At 30 June 2017 the Fund's gearing ratio was 41.84% with gross assets at \$313.87 million and total borrowings of \$131.33 million.

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 '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

Australian Unity Diversified Property Fund – Ordinary Units YOC0018AU
Australian Unity Diversified Property Fund – Class A Units YOC0019AU