

9 October 2017

Australian Unity Diversified Property Fund – ARSN 106 724 038

Property revaluations

Four properties in the Fund's portfolio were independently valued during September 2017. Overall, valuations decreased by approximately \$291,277 or 1.54% from the properties' book value immediately prior to valuation. The material variations included:

Busselton Rivers, WA – The independent value of Busselton Rivers, increased slightly in value by \$20,000 or 1.37% from the property's book value immediately prior to valuation. The increase was largely attributable to a lease renewal on the property. The capitalisation rate remained steady at 7.50%.

5 Kenhelm Street, Balcatta, WA – The independent value of 5 Kenhelm Street, Balcatta, decreased in value by \$269,550 or 12.84% from the property's book value immediately prior to valuation. The reduction was largely attributable to the reduction in land value.

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 Target, WA	\$4,270,000	\$4,307,750	\$4,310,000	7.50%	7.50%	\$2,250	0.05%
Busselton Rivers, WA	\$1,460,000	\$1,460,000	\$1,480,000	7.50%	7.50%	\$20,000	1.37%
5 Kenhelm Street, Balcatta, WA	\$2,100,000	\$2,099,550	\$1,830,000	N/A	N/A	(\$269,550)	(12.84%)
6 - 8 Geddes Street, Balcatta, WA	\$11,000,000	\$11,043,977	\$11,000,000	8.00%	7.50%	(\$43,977)	(0.40%)
Total	\$18,830,000	\$18,911,277	\$18,620,000			(\$291,277)	(1.54%)

At 30 September 2017 the Fund's gearing ratio was 41.45% with gross assets at \$316.84 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.

Australian Unity Property Limited, ABN 58 079 538 499, AFS Licence No 234455
Address 114 Albert Road, South Melbourne VIC 3205 Investor Services 13 29 39 Adviser Services 1800 649 033
Website australianunity.com.au/wealth Email investments@australianunity.com.au

Applicable to

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