

Australian Unity Diversified Property Fund

ARSN 119 620 674

Announcement – 14 January 2015

Property Revaluations

Two of the Fund's properties were independently valued during December 2014. Overall, valuations have increased by \$978,102 or 1.28%, from the properties' [book value](#) immediately prior to valuation.

The valuation increase of the property located at 278 Orchard Road, Richlands, QLD was due to a decrease in the adopted capitalisation rate to 8.75% from 9.00% in the previous valuation on the back of recent sales evidence.

The valuation of the property located at 931 Whitfords Avenue, Woodvale, WA (Woodvale Boulevard Shopping Centre) has increased on previous valuation carried out in December 2013 (\$24,000,000), but was slightly lower than the book value prior to valuation mainly as a result of capital expenditure incurred on the property, as part of the planned refurbishment works in the main mall. The capitalisation rate has remained steady at 8.00%.

Valuation details:

Property	Book value (prior to valuation)	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
278 Orchard Road, Richlands, QLD	\$51,110,559	\$52,500,000	9.00%	8.75%	\$1,389,441	2.72%
Woodvale Boulevard Shopping Centre, WA	\$25,161,339	\$24,750,000	8.00%	8.00%	(\$411,339)	(1.63%)
Total	\$76,271,898	\$77,250,000			\$978,102	1.28%

At 31 December 2014 the Fund's gearing ratio was 42.15% with gross assets at \$253.37 million and total borrowings of \$106.81million.

For 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, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

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

Notice issued by:

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Notice applicable to:

Australian Unity Diversified Property Fund

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