

Australian Unity Diversified Property Fund

ARSN 119 620 674

Announcement – 12 June 2015

Acquisition and settlement of 5 Kenhelm Street, Balcatta, WA

We are pleased to advise that the acquisition and settlement of the property located at 5 Kenhelm Street, Balcatta, WA occurred on 11 June 2015. The property was purchased for \$1.90 million (plus acquisition costs).

The acquisition provides the Fund with a strategic opportunity to hold a neighbouring parcel of land for a potential future development opportunity on approximately 22,794 m² of prime industrial land when amalgamated with the adjoining 6-12 Geddes Street, Balcatta, WA which has a site area of 19,794 m².

At 31 May 2015, the Fund's gearing ratio was 41.96% and gross assets stood at \$256.91 million with total borrowings of \$107.81 million.

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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