

Australian Unity Diversified Property Fund – ARSN 106 724 038

Property revaluations

Six properties in the Fund's portfolio were independently valued during September 2016. Overall, valuations increased by approximately \$59,791 or 0.31% from the properties' book value immediately prior to valuation.

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
6-12 Geddes St, Balcatta, WA	\$10,981,488	\$11,000,000	8.25%	8.00%	\$18,512	0.17%
5 Kenhelm St, Balcatta, WA	\$2,105,000	\$2,100,000	N/A	N/A	(\$5,000)	(0.24%)
Busselton Target, Busselton, WA	\$4,232,971	\$4,270,000	7.50%	7.50%	\$37,029	0.87%
Busselton Rivers, Busselton, WA	\$1,450,000	\$1,460,000	7.50%	7.50%	\$10,000	0.69%
39 Kent St, Busselton, WA	\$800,750	\$800,000	N/A	N/A	(\$750)	(0.09%)
37 Kent St, Busselton, WA	\$660,000	\$660,000	N/A	N/A	\$0	0.00%
Total	\$19,429,459	\$20,290,000			\$59,791	0.31%

At 30 September 2016 the Fund's gearing ratio was 43.38% with gross assets at \$297.46 million and total borrowings of \$129.03 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 'Quick Links' section of this website or contact Investor Services on 13 29 39 for copies of these documents.