

9 July 2018

Australian Unity Diversified Property Fund – ARSN 106 724 038

Property revaluations

Two properties in the Fund's portfolio were independently valued during June 2018. Overall, valuations increased by \$841,763 or 1.22% from the properties' book value immediately prior to valuation. The material variations included:

19 Corporate Avenue, Rowville, VIC – The independent value of the property located at 19 Corporate Avenue, Rowville, increased in value by \$367,950 or 2.21% from the property's book value immediately prior to valuation. The increase was due to a reduction in the capitalisation from 7.25% to 7.00% as a result of the buoyant fractional market.

200 Victoria Street, Carlton, VIC – The independent value of the property located at 200 Victoria Street, Carlton, increased in value by \$473,813 or 0.91% from the property's book value immediately prior to valuation. The increase was due to a reduction in the capitalisation from 6.25% to 6.00% 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
19 Corporate Avenue, Rowville, VIC	\$16,500,000	\$16,632,050	\$17,000,000	7.25%	7.00%	\$367,950	2.21%
200 Victoria Street, Carlton, VIC	\$50,000,000	\$52,226,187	\$52,700,000	6.25%	6.00%	\$473,813	0.91%
Total	\$66,500,000	\$68,858,237	\$69,700,000			\$841,763	1.22%

At 29 June 2018 the Fund's gearing ratio was 40.89% with gross assets at \$349.26 million and total borrowings of \$142.83 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