

Announcement

11 January 2019

Australian Unity Diversified Property Fund – ARSN 106 724 038

Property revaluations

Three properties in the Fund's portfolio were independently valued during December 2018. Overall, valuations increased by \$4,856,302 or 3.63% from the properties' book value immediately prior to valuation, as follows:

Dog Swamp Shopping Centre, WA – The independent value of Dog Swamp Shopping Centre increased in value by \$2,571,086 or 5.60% from the property's book value immediately prior to valuation. This increase is primarily driven by capitalisation rate compression from 6.25% to 6.00%, as a result of a buoyant transactional market for neighbourhood retail assets and improved leasing conditions.

278 Orchard Road, Richlands, QLD – The independent value of the property located at 278 Orchard Road, Richlands, increased in value by \$979,479 or 1.68% from the property's book value immediately prior to valuation. The increase is due to new leases to Sahara Logistics and Flexitech.

Woodvale Boulevard Shopping Centre, WA – The independent value of Woodvale Boulevard Shopping Centre, increased in value by \$1,305,736 or 4.40% from the property's book value immediately prior to valuation. This increase is primarily due to better than expected, leasing above previous market assumptions.

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
Dog Swamp Shopping Centre, WA	\$45,000,000	\$45,928,914	\$48,500,000	6.25%	6.00%	\$2,571,086	5.60%
278 Orchard Road, Richlands, QLD	\$56,500,000	\$58,270,520	\$59,250,000	8.00%	7.50%	\$979,480	1.68%
Woodvale Boulevard Shopping Centre, WA	\$29,000,000	\$29,694,264	\$31,000,000	6.75%	6.75%	\$1,305,736	4.40%
Total	\$130,500,000.00	\$133,893,698	\$138,750,000			\$4,856,302	3.63%

At 31 December 2018 the Fund's gearing ratio was 41.14% with gross assets at \$362.98 million and total borrowings of \$149.33 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.

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Applicable to

Australian Unity Diversified Property Fund – Ordinary Units YOC0018AU