

Australian Unity Retail Property Fund

ARSN 133 632 765

Announcement – 1 May 2015

Borrowing facility refinanced

The Australian Unity Retail Property Fund's borrowing facility of \$145 million has been refinanced with the existing lending syndicate in two tranches, until April 2018 and April 2020 respectively. The borrowings are 59% hedged, with a weighted hedge duration of five years.

As at 28 April 2015 the Fund's gearing ratio was 42.46% with gross assets of \$277.49 million and total borrowings of \$117.81 million.

The Fund's borrowing position as at 28 April 2015 is summarised below:

Borrowing facility drawn amount	\$117.81 million
Borrowing facility limit (Tranche 1) – Maturity April 2018	\$35.00 million
Borrowing facility limit (Tranche 2) – Maturity April 2020	\$110.00 million
Borrowing facility Loan to Valuation Ratio covenant limit	55.00%
Borrowing facility Interest Cover Ratio covenant limit	1.50 times

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 Retail Property Fund Retail Securities
 Australian Unity Retail Property Fund Wholesale Securities

APIR Code

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