

**Australian Unity Retail Property Fund – ARSN 133 632 765**
**Property revaluation**

The Fund's Warun Ponds Shopping Centre property in Victoria was independently revalued in June 2016, with a net increase in value of \$4.46 million or 3.76% from the property's [book value](#) immediately prior to valuation. The increase is due to the trading performance of the property's new anchor tenants and the change to the capitalisation rate.

Property	Book value (prior to valuation)	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value (%)
Warun Ponds Shopping Centre, Vic	\$118,541,833	\$123,000,000	6.75%	6.50%	\$4,458,167	3.76%

At 9 June 2016 the Fund's gearing ratio was 32.70% and the gross assets stood at \$241.27 million, with total borrowings of \$78.90 million.

**More information**

We regularly provide up-to-date information about the Fund, including 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' sections of this website or contact Investor Services on 13 29 39 for copies of these documents.

**Australian Unity Funds Management Limited**
**ABN** 60 071 497 115, **AFS Licence No** 234454

**Address** 114 Albert Road, South Melbourne VIC 3205

**Investor Services** 13 29 39 **Adviser Services** 1800 649 033

**Website** [australianunityinvestments.com.au](http://australianunityinvestments.com.au) **Email** [investments@australianunity.com.au](mailto:investments@australianunity.com.au)
**Applicable to:** ARSN 133 632 765

Retail Units YOC0007AU

Wholesale Units YOC0008AU