

# ANNOUNCEMENT

18 October 2016



## Australian Unity Retail Property Fund – ARSN 133 632 765

### Property revaluation

The Australian Unity Retail Property Fund (Fund's) North Blackburn Shopping Centre property in Victoria was independently revalued in October 2016, with a net increase in value of \$7.74 million or 16.73% from the property's [book value](#) immediately prior to valuation. The increase was due to the change to the capitalisation rate from 7.50% to 6.50%.

Property	Book value (prior to valuation)	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value (%)
North Blackburn Shopping Centre, Vic	\$46,260,423	\$54,000,000	7.50%	6.50%	\$7,739,577	16.73%

At 17 October 2016 the Fund's gearing ratio was 35.21% and the gross assets stood at \$248.52 million, with total borrowings of \$87.50 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.

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**Applicable to:** ARSN 133 632 765

Retail Units YOC0007AU

Wholesale Units YOC0008AU