

Australian Unity Diversified Property Fund

ARSN 119 620 674

Announcement – 9 July 2015

Revaluation of 200 Victoria Street, Carlton, VIC

The Fund's property located at 200 Victoria Street, Carlton, VIC was independently valued during June 2015. Whilst the independent valuation amount increased from the prior independent valuation amount, the property's book value decreased by \$1.18 million or 2.60%, from the [book value](#) immediately prior to valuation. The decrease was as a result of the write off of acquisition costs of the property.

Valuation details:

Property	Book value (prior to valuation)	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
200 Victoria Street, Carlton, VIC	\$45,175,855	\$44,000,000	7.00%	6.75%	(\$1,175,855)	(2.60%)

At 30 June 2015 the Fund's gearing ratio was 42.91% with gross assets at \$256.09 million and total borrowings of \$109.90 million.

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 Diversified Property Fund

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