

ASX Announcement

10 February 2016

308 QUEEN ST / 88 CREEK ST INFORMATION MEMORANDUM

Unity Pacific Limited (ASX: UPG) (Unity Pacific) announces that the on-market expressions of interest sales campaign for its commercial investment property located at 308 Queen Street / 88 Creek Street (the Property) will commence tomorrow.

An information memorandum (IM) has been prepared and will be made available to interested parties by JLL, the sales agent appointed by Unity Pacific to manage the sales process. The IM contains detailed financial information in relation to the Property which has not previously been made publicly available. Information about the Property is also available at www.308queen.com.

As the Property is Unity Pacific's last remaining investment property, the Property (less the associated debt facility) represents nearly 60% of Unity Pacific's net tangible assets per security as at 31 December 2015. It also contributes significantly to Unity Pacific's profit from operations and operating cashflows.

To ensure the market is fully informed and that material financial information is available to all securityholders as well as potential purchasers of the Property, the financial information contained within the IM is attached to this announcement. A summary of this information is also shown in the following table. Financial information within the IM has been prepared as at 1 March 2016.

Item (forecast as at 1 March 2016)	Details
Gross rental income	\$3,318,666
Passing net income	\$2,726,190
Fully leased net income	\$3,397,390
Vacancy by income	17%
WALE by income	2.2 years

The timing of the sales campaign is as follows:

Commencement of campaign and provision of IM	Thursday 11 February 2016
Submission of expressions of interest	Thursday 24 March 2016

Unity Pacific will evaluate the expressions of interests received and select the parties with whom it will negotiate in its absolute discretion.

For further information, contact:

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FINANCIAL SUMMARY

FINANCIAL POSITION (AS AT 1 MARCH 2016)

Income Breakdown

Office Income	\$1,713,187
Retail Income	\$1,470,135
Car Parking Income	\$42,600
Outgoings Recoveries	\$9,912
Electricity Profit	\$35,000
Cleaning Recovery (Common Area)	\$47,832
Gross Rental Income	\$3,318,666

Less Budgeted Outgoings	\$592,476
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Passing Net Income	\$2,726,190
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Estimated Market Income (Vacant Office - 944m ²)	\$613,600
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Estimated Market Income (Car Parking - 8 vacant bays)	\$57,600
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Fully Leased Net Income	\$3,397,390
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