

ASX Announcement

19 December 2014

SETTLEMENT OF 69 RIVERGATE PLACE, MURARRIE

Unity Pacific Group (ASX: UPG) advises that the sale of 69 Rivergate Place, Murarrie, Queensland for \$27 million settled today.

The sale price for the property exceeded book value and will result in a profit on disposal of the property of approximately \$2.5 million after transaction costs.

The property, which was held by UPG Prime Industrial Trust (formerly Trinity Prime Industrial Trust), is located within the Rivergate Marina precinct at Murarrie.

Approximately \$19 million of the proceeds from the sale will be used for debt reduction which will reduce the Group's balance sheet gearing to nil. Unity Pacific's property loan to value ratio will reduce to 30.4%. The remaining proceeds from the sale will be retained to allow for continued growth of Unity Pacific's property funds management operations.

For further information, contact:

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