

ASX Announcement

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THE MARIE STREET TRUST INFORMATION MEMORANDUM

Unity Pacific Group (ASX: UPG) is pleased to announce the issue of an information memorandum for The Marie Street Trust (Trust). The Trust is a wholesale property trust, established for the acquisition of 16 Marie Street, Milton, Brisbane. Unity Pacific Funds Management Limited will be the manager and responsible entity of the Trust.

The Trust is open to subscriptions from qualifying **wholesale, sophisticated and professional investors** including self-managed superannuation funds and has a **minimum investment of \$50,000**.

Key highlights of the Trust include **forecast distributions starting at 9.9% per annum** for the first full financial year ending 30 June 2016¹. The Trust has an initial term of 6 years.

As previously announced, Unity Pacific Group has contracted to buy 16 Marie Street, Milton, a 5 year old commercial office building which comprises a ground floor and five upper floors of office accommodation. The property has a net lettable area (NLA) of 3,937m² on a site area of 1,206m². The property is located 2.4 kilometres (approximately) west of the Brisbane CBD.

The property has a weighted average lease expiry (WALE) of 5.1 years by income (as at 1 January 2015) with only 6.6% vacant by area which vacancy is subject to rental support from the vendor under the contractual arrangements.

Supercorp Pty Ltd is the major tenant in the building occupying 53.7% of the NLA. Supercorp Technology is a subsidiary company of Supercorp Pty Ltd and is a leading supplier of SMSF administration and superannuation software solutions to the Australian financial services market. Supercorp Pty Ltd is 50% owned by AMP and Washington H. Soul Pattinson and Company Limited.

The property is being purchased for \$20.425 million and has been independently valued at \$21.2 million as at 14 November 2014.

The offer is expected to close on 11 March 2015 (unless fully subscribed prior to that date). As a demonstration of its belief in the value of the property, Unity Pacific Group will subscribe for units in the Trust if there is a shortfall of the \$14.05 million equity to be raised prior to the closing date.²

The establishment of the Trust is an initial step in the rebuilding of Unity Pacific's funds management business and will generate initial and ongoing funds management fees for the Group.

For further information, please contact:

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¹ Distributions are not guaranteed and are subject to forecasts and estimates based on certain assumptions which are contained in The Marie Street Trust information memorandum.

² Certain conditions apply. If a minimum subscription level of 25% of the equity being raised is not reached, then Unity Pacific Group is likely to settle the acquisition of the property in its own right rather than subscribe for the shortfall in units in The Marie Street Trust. Please refer to the information memorandum for further details.

DISCLAIMER: Unity Pacific Funds Management Limited (Unity Pacific) ACN 164 404 595, AFSL 442262 is the issuer of the information memorandum dated 12 January 2015 (IM) for The Marie Street Trust (Trust) ARSN 167 058 693. Investment in the Trust is not available to retail investors. Before considering an investment in the Trust you should read the IM in full. This document contains general information only. It does not constitute an offer for the issue, sale or purchase of any units in the Trust, or any recommendation in relation to investing in any asset including the Trust. All forward looking statements are subject to the assumptions and risks as disclosed in the IM. Provided you are not a retail investor you can request a copy of the IM, free of charge, by calling Unity Pacific on +61 7 3370 4800.