

ASX Announcement

29 January 2016

RESULTS GUIDANCE FOR THE HALF YEAR ENDED 31 DECEMBER 2015

Unity Pacific Group (ASX: UPG) provides the following guidance in relation to its consolidated financial results for the half year ended 31 December 2015:

	31 December 2015 Guidance Range	31 December 2014 Reviewed Result
Net Profit/(Loss)	(\$0.2 million) - \$0.0 million	\$2.56 million
Total Comprehensive Income / (Loss)	(\$0.2 million) - \$0.0 million	\$2.56 million
		30 June 2015 Result
Net Tangible Assets (NTA) per security	\$1.05	\$1.47

The above guidance range includes:

- UPG's trading result for the period which was approximately break-even;
- a \$0.5 million profit on the sale of 300m² of transferrable development rights (known as TSAs) which attach to the heritage 308 Queen Street building; and
- costs associated with an extensive capital works program which has been carried out to prepare the 308 Queen Street/88 Creek Street property for sale in the coming weeks.

The guidance range does not include a potential \$1.0m improvement in the value of UPG's remaining TSAs which may be achieved as a result of conditional contracts entered into. The current book value of the remaining TSAs is \$0.3 million. UPG has entered into two contracts to sell the remaining TSAs for a total sales price of \$1.3 million. The two contracts are conditional on the purchasers obtaining their respective development approvals by 8 September 2016 and 30 September 2016. The conditional contracts for the sale of the TSAs are transferable to any purchaser of the 308 Queen Street property.

The profit for the previous half year included a one-off \$2.5 million profit on sale of UPG's industrial property at 69 Rivergate Place, Murarrie in Queensland.

The reduction in NTA per security since 30 June 2015 is primarily the result of the 42 cents per security capital distribution which was paid to securityholders on 31 August 2015.

A more detailed analysis of UPG's half year results will be released when they have been finalised. UPG is expecting to release its half year results by Monday 29 February 2016.

For further information, contact:

Chris Morton
Managing Director
+61 7 3370 4800