

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

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|-----------------------|---|
| Name of entity | UNITY PACIFIC GROUP comprising UNITY PACIFIC LIMITED ABN 11 110 831 288 and UNITY PACIFIC STAPLED TRUST ARSN 111 389 596 |
| ABN | Refer above |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

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|----------------------------|-----------------------------|
| Name of Director | James Brett Lochran Heading |
| Date of last notice | 4 December 2012 |

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | |
|---|---|
| Direct or indirect interest | Indirect |
| Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | Clovely Estate Pty Ltd |
| Date of change | 14 September 2016 |
| No. of securities held prior to change | 73,976 (following security consolidation effective on 10 December 2014) |
| Class | Stapled securities |
| Number acquired | Nil |

+ See chapter 19 for defined terms.

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| <p>Number disposed</p> | <p>73,976</p> <p>The above entity has accepted the off-market takeover offer for all of the stapled securities in Unity Pacific Group made by Sentinel Security Investments Limited pursuant to its Bidder's Statement dated 6 September 2016 (Bidder's Statement), and declared unconditional on 12 September 2016.</p> <p>Capitalised terms that are not otherwise defined in this notice have the meaning given to them in the Bidder's Statement.</p> |
| <p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation</p> | <p>As set out in the Bidder's Statement, the consideration received for each stapled security is as follows:</p> <ul style="list-style-type: none"> • cash consideration of 41.5 cents; and • scrip consideration of 1 San Remo Share issued by Sentinel Security Investments Limited with a deemed paid up value of 5.5 cents. <p>Total consideration to be received by the above entity consists of cash of \$30,700 and 73,976 San Remo Shares with a total deemed paid-up value of \$4,069.</p> <p>The San Remo Shares entitle holders to receive an additional cash payment by way of redemption, if Unity Pacific Group's San Remo Property is sold within 9 months of the end of the Offer Period and the net proceeds of such sale (after allowing for Transaction Costs) exceed \$6 million, converted to an amount per stapled security.</p> <p>If the net proceeds of the sale of the San Remo Property are \$8,070,000, the Redemption Amount for each San Remo Share will be 5.5 cents. However, there is no certainty that this will be the case. Higher or lower net proceeds will result in a higher or lower Redemption Amount, and in some cases, the San Remo Shares may be redeemed for nil consideration.</p> |
| <p>No. of securities held after change</p> | <p>-</p> |
| <p>Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p> | <p>Acceptance of the off-market takeover offer for all of the stapled securities in Unity Pacific Group made by Sentinel Security Investments Limited pursuant to its Bidder's Statement, and declared unconditional on 12 September 2016.</p> |

+ See chapter 19 for defined terms.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

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| Detail of contract | N/A |
| Nature of interest | N/A |
| Name of registered holder (if issued securities) | N/A |
| Date of change | N/A |
| No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed | N/A |
| Interest acquired | N/A |
| Interest disposed | N/A |
| Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation | N/A |
| Interest after change | N/A |

Part 3 – ⁺Closed period

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|---|-----|
| Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required? | No |
| If so, was prior written clearance provided to allow the trade to proceed during this period? | N/A |
| If prior written clearance was provided, on what date was this provided? | N/A |

⁺ See chapter 19 for defined terms.