

## ASX Announcement

22 August 2016

### RESULTS FOR THE YEAR ENDED 30 JUNE 2016

Unity Pacific Limited (ASX: UPG) announces the following consolidated financial results for Unity Pacific Group ('Unity Pacific') for the year ended 30 June 2016 (the year):

	<b>30 June 2016 Audited Result</b>	<b>30 June 2015 Audited Result</b>
Net Profit and Total Comprehensive Income <sup>1</sup>	\$6.07 million	\$1.32 million
Net Tangible Assets ('NTA') per Security	\$0.42 <sup>2</sup>	\$1.47

<sup>1</sup> Attributable to securityholders.

<sup>2</sup> The reduction in NTA per security since 30 June 2015 is due to the \$0.42 per security capital distribution paid on 31 August 2015 and the \$0.80 per security capital distribution announced in June 2016 and paid on 25 July 2016, less the profit for the year.

### Results in Line with Previous Guidance

The results are in line with Unity Pacific's FY16 guidance announcements of 23 June 2016 and 28 July 2016. The \$0.80 per security capital distribution paid on 25 July 2016 has been deducted when calculating the above NTA per security as at 30 June 2016.

### Results Commentary

Unity Pacific's result for the year was a profit of \$6.07 million compared with a profit of \$1.32 million for the year ended 30 June 2015 (the previous year). Key transactions and events which are included in Unity Pacific Group's result for the year are as follows:

- a \$2.18 million net profit on the sale of 308 Queen Street/88 Creek Street, Brisbane;
- a \$0.98 million profit on the sale of 760m<sup>2</sup> of transferrable development rights (known as TSAs) which attach to the heritage 308 Queen Street building;
- a \$4.65 million increase in the valuation of Unity Pacific's land in San Remo (currently valued at \$8.5 million as previously announced) less costs incurred to pursue town planning outcomes for the San Remo land and estimated selling costs;
- costs associated with a capital works program at 308 Queen Street/88 Creek Street; and
- an underlying loss from operations for the year of \$0.31 million.

The result for the year does not include a potential \$0.60 million gain on the sale of 374m<sup>2</sup> TSAs which related to a conditional contract to sell these TSAs for \$0.60 million.

Subsequent to year end, this TSA sale contract has become unconditional, with Unity Pacific due to receive the \$0.60 million proceeds of sale no later than 31 August 2016. Settlement of this contract will increase Unity Pacific's NTA per security by 1.7 cents. Please refer to today's separate announcement for further details.

The profit for the previous year included a \$2.53 million gain on the sale of Rivergate Centre, Murarrie, Queensland which was partly offset by a reduction in the value of the TSAs held on 30 June 2015 as a result of a pending change in CBD planning law. Despite this pending change, all of the TSAs held at that date have now been sold for amounts equal to or greater than the reduction in value.

#### **NTA**

Unity Pacific's NTA as at 30 June 2016 was \$0.42 per security as compared to \$1.47 at 30 June 2015. Please refer to note 2 on page 1 for further details about the NTA reduction.

For further information, contact:

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