

ASX Announcement

23 June 2016

FY16 RESULTS GUIDANCE

Unity Pacific Group (ASX: UPG) (Unity Pacific) provides the following guidance in relation to its consolidated financial results for the year ending 30 June 2016:

	30 June 2016 Guidance Range	30 June 2015 Audited Result
Net Tangible Assets (NTA) per security	\$1.15 - \$1.16 ¹	\$1.47 ²
Net Profit ³	\$3.6 million - \$4.0 million	\$1.3 million
Total Comprehensive Income ³	\$3.6 million - \$4.0 million	\$1.3 million

¹ This guidance range has been determined before deducting the proposed capital distribution of \$0.80 per security (refer below).

² 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.

³ Attributable to securityholders.


The above guidance range includes the following transactions that have occurred during the financial year:

- a \$2.1 million profit on the sale of 308 Queen Street/88 Creek Street, Brisbane (the Property). The sale is expected to complete on 30 June 2016. If settlement is not achieved, the actual NTA as at 30 June 2016 may differ to the guidance range provided;
- a \$1.0 million profit on the sale of 760m² of transferrable development rights (known as TSAs) which attach to the heritage 308 Queen Street building;
- a \$2.15 million increase in the valuation of Unity Pacific's land in San Remo (currently valued at \$6.0 million as previously announced);
- costs associated with the capital works program at the Property and pursuing town planning outcomes for the San Remo land; and
- an underlying loss from operations for the year.

The above guidance range excludes a possible \$0.6 million profit on the sale of 374m² of TSAs. As announced on 17 June 2016, Unity Pacific still has one conditional contract to sell these TSAs for \$0.6 million. This TSA sale contract is conditional on the buyer obtaining its development approval by 30 September 2016 (this date may be extended to 31 December 2016). The purchaser of the Property has agreed that Unity Pacific will remain entitled to any proceeds received from the settlement of this TSA sale contract.

Impact of Capital Distribution

The NTA guidance range of \$1.15 - \$1.16 per security will be reduced following the payment of the proposed capital distribution of \$0.80 per security. Please refer to Unity Pacific's ASX announcement of 17 June 2016 for further information about the proposed capital distribution.



A more detailed analysis of UPG's full year results will be released when they have been finalised. UPG is expecting to release its full year results by Wednesday 31 August 2016.

ENDS

For further information, contact:

Chris Morton
Managing Director
+ 61 7 3370 4800