

ASX Announcement

22 August 2016

FINAL TSA SALE CONTRACT UNCONDITIONAL

Unity Pacific Limited (ASX: UPG) (Unity Pacific) announces that a conditional contract entered into for the sale of 374m² of transferrable development rights (known as TSAs) which attached to the 308 Queen Street, Brisbane heritage building is now unconditional.

Settlement of this contract will occur no later than 31 August 2016, and will result in Unity Pacific receiving a profit of \$0.60 million.

The purchaser of 308 Queen Street/88 Creek Street, Brisbane (the Property) agreed that Unity Pacific would remain entitled to any proceeds received from the settlement of this TSA sale contract.

The amount receivable pursuant to this contract is not included in Unity Pacific's 30 June 2016 results or net tangible assets (NTA) per security due to the conditional nature of the contract at that date. Settlement of this contract will increase Unity Pacific's NTA per security by 1.7 cents. Unity Pacific's 30 June 2016 Financial Report will be released today.

Assuming settlement of this TSA sale contract occurs, since 30 June 2015, the sale of the Property and 1,134m² TSAs owned by Unity Pacific at that date will have resulted in a \$3.75 million profit to the 30 June 2015 book value of \$34.145 million.

For further information, contact:

Chris Morton

Managing Director
+ 61 7 3370 4800