

ASX Announcement

18 December 2015

CONDITIONAL SALE CONTRACTS FOR SALE OF TSAs AND SAN REMO UPDATE

Unity Pacific Limited (ASX: UPG) (Unity Pacific) announces it has entered into conditional contracts for the sale of 760m² of transferrable development rights which attach to the 308 Queen Street heritage building and provides information about a positive town planning development for the land at San Remo.

Sale of TSAs

Unity Pacific currently owns 1,134m² of transferrable development rights known as TSAs (or transferable site areas) which attach to the 308 Queen Street heritage building.

Unity Pacific has exchanged two conditional contracts for the sale of 760m² of TSAs for a total sale price of \$1.23 million to \$1.29 million. The 30 June 2015 book value of the contracted 760m² of TSAs was \$0.3 million. The contracts are subject to the relevant purchasers obtaining a development approval from the Brisbane City Council for their respective residential development projects by 30 June 2016 and 30 September 2016 respectively. The price range exists because one of the contracts provides for a lower sale price if a development approval is achieved by 23 December 2015.

At 30 June 2015, all of Unity Pacific's TSAs were valued at \$0.4 million by an independent valuer and are included in the total 308 Queen Street / 88 Creek Street value of \$34.145 million as at that date. The value of the TSAs was significantly written down at 30 June 2015 due to a pending change in Brisbane CBD planning law.

These sales have been achieved under the existing Brisbane CBD plan that applies before the pending change in CBD plan occurs. These sales may positively impact the sale price able to be achieved for the 308 Queen Street / 88 Creek Street property when it is marketed next year.

San Remo Town Planning Permit

Unity Pacific also announces the following positive town planning development relating to its 120 hectares of farming zoned land in San Remo, Victoria. Unity Pacific has previously advised that it has been actively pursuing the rezoning of this land so it can be used for residential and tourism purposes and in the interim was seeking to subdivide the land into 3 lots.

At a meeting held on 9 December 2015, the Bass Coast Shire Council resolved to issue a Notice of Decision to Grant a Permit to subdivide the land into three lots in two stages and to use one of the lots for a Leisure and Recreation Facility (golf course) and associated tourist accommodation in accordance with certain endorsed plans and subject to numerous conditions (the Permit). The Notice of Decision to Grant a Permit dated 9 December 2015 was received by Unity Pacific's consultants yesterday.

Objectors have 21 days from the issue of the Notice of Decision to lodge an application for a review of the decision at the Victorian Civil and Administrative Tribunal. If no application for review is lodged within this time the Permit will subsequently issue. If an application for review is lodged, the application will be finally determined by the Tribunal.



The possible valuation effect of the Permit and its impact on the Board's strategy for the land are now being considered by the Board.

For further information, contact:

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