

Announcement

1 May 2020

Australian Unity Diversified Property Fund – ARSN 106 724 038

Property sale and settlement

We are pleased to advise that the sale and settlement of the property located at 200 Victoria Street, Carlton VIC occurred on 30 April 2020. The property was sold for \$72 million, which is an increase of \$11.2 million or approximately 20% above the property's previous valuation.

The sale reduces the overall leasing risk profile of the Fund, increasing its weighted average lease expiry to 7.7 years from 7.1 years before the sale.

The sale outcome, in the face of a market downturn, is testament to the quality of the Fund's assets and an example of our ability to deliver value for investors over the long term.

As at 30 April 2020, the Fund's gearing ratio was 40.11% and the gross assets stood at \$524.66 million with total borrowings of \$210.43 million.

Special distribution update

In March 2020, we announced that as a result of the property sale, the Fund anticipates making a special distribution to investors. This payment will be in addition to the Fund's regular quarterly income distribution and is expected to be paid in July 2020.

More information

We regularly provide up to date information about the Fund, including quarterly Fund Updates and continuous disclosure information. These contain current information about the Fund's gearing, interest cover, borrowings, Fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Fund Information' section of this website or contact Investor Services on 13 29 39 for copies of the Fund Update.