

Announcement

12 December 2022

Australian Unity Diversified Property Fund (Fund) – ARSN 106 724 038

December 2022 property revaluations

Two of the Fund’s properties were independently valued, with a net increase of \$1.485 million, or 0.74%, from the properties’ book value immediately prior to valuation. Valuation changes include:

Wyong Service Centre, Wyong, NSW – The property’s value increased by 0.70% from the previous book value primarily due to the actual CPI (+1%) rent increase being greater than the estimated CPI increase used in the previous valuation. The capitalisation rate remained steady at 5.00%.

1&2 Technology Place, Williamtown, NSW – The property’s value increased by 0.84% from the previous book value as a result of improved terms attributable to lease renewals. The capitalisation rate remained steady at 5.88%.

Valuation details

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
Wyong Service Centre, Wyong	\$142,000,000	\$142,000,000	\$143,000,000	5.00%	5.00%	\$1,000,000	0.70%
1&2 Technology Place, Williamtown	\$58,000,000	\$58,014,751	\$58,500,000	5.88%	5.88%	\$485,249	0.84%
Total	\$200,000,000	\$200,014,751	\$201,500,000			\$1,485,249	0.74%

Fund borrowing details

As of 8 December 2022, the Fund’s gearing ratio was 40.12%. Gross assets stood at \$548 million with total borrowings of \$220 million.

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 1300 997 774 or +61 3 9616 8687 for copies of the Fund Update.