

Announcement

6 October 2023

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

Sale of 620 Mersey Road Osborne, SA.

We are pleased to advise that the Fund has exchanged contracts and settled the sale of 620 Mersey Road Osborne on 5th October 2023. The proceeds of the sale have been utilised to pay down fund borrowings.

The 8,006 sqm industrial property was sold for \$46.0 million, in line with 30 June 2023 book value.

Weighted Average Lease Expiry

As a result of the sale, the Fund's weighted average lease expiry, on a pro-forma basis, will increase to ~9.4 years, from ~9.1 years at 30 June 2023 and Occupancy is unchanged at 99.2%.

Fund borrowings and gross assets

Post settlement, the Fund's gearing ratio sits at 40.4%, with total borrowings of \$208m and gross assets of \$514m.

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 (if calling from overseas) for copies of the Fund Update.