

Announcement

13 March 2024

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

Sale of Australian Unity Property Limited and Transfer of Management of Diversified Property Fund

Australian Unity Property Limited (AUPL), as responsible entity of Australian Unity Diversified Property Fund (AUDPF), has been informed that Australian Unity Limited (AUL) has entered into a share sale agreement under which it has agreed to sell all of the shares in AUPL to ASA Real Estate Partners Pty Ltd (ASA), subject to certain facilitative conditions (Sale).

AUPL understands that ASA was selected by AUL because of its expertise in managing retail, business park and industrial assets, similar to those owned by AUDPF.

For further information on the transaction and on ASA, please refer to the release provided by AUL and ASA which can be found [here](#) and refer to AUL's website – [News \(australianunity.com.au\)](https://www.australianunity.com.au).

AUPL has been informed that, under the Sale, ASA has undertaken to provide a liquidity opportunity to AUDPF unitholders on a pro-rata basis at market value. The liquidity opportunity will be:

- provided within 6 months of completion of the Sale;
- for an aggregate amount of up to \$10 million; and
- in addition to AUDPF's existing liquidity arrangements under its constitution.

The Sale is currently expected to complete on 30 June 2024.

Other funds

AUPL currently also serves as trustee/responsible entity of certain other trusts and registered schemes which are not part of the Sale arrangements, including the Australian Unity Property Income Fund. Prior to completion of the Sale, AUPL will be replaced as the trustee/responsible entity of such trusts and registered schemes by another member of the Australian Unity group of companies.

More information

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

Should AUDPF unitholders have any queries in relation to this announcement, please contact Investor Services on 1300 997 774 (or +61 3 9616 8687 if calling from overseas) or your financial adviser.