

Announcement

9 December 2020

Australian Unity Diversified Property Fund – ARSN 106 724 038

Base management fee extension and property acquisition

We are pleased to announce that we have extended the Fund's base management fee discount and have recently acquired a property.

Limited discount to the Fund's base management fee extended

We recently [announced](#) a limited offer of a 30% discount to base management fee* to new and existing investors who apply for Diversified Property Fund (Fund) units offered under the Fund's Product Disclosure Statement (PDS) dated 8 October 2020.

To enable investors time to apply and take advantage of the discount, and to assess the proposal giving consideration of DPF's newly acquired property we have extended the offer until 30 April 2021.

Update to the PDS

As a result of the extension, Condition 1 of the BMF Discount offer detailed on page 22 of the PDS is updated as following:

The BMF Discount applies only to investors that acquire Units pursuant to this PDS during the period from 8 October 2020 until 30 April 2021 (inclusive) and those units are held for the period prescribed in the PDS, (Eligible Investment).

Refer to the [PDS](#) for more information.

Acquisition of 620 Mersey Road, Osborne, South Australia

We are pleased to advise on 27 November 2020, the Fund acquired 620 Mersey Road, Osborne, South Australia for \$48.25 million (plus acquisition costs).

The property is leased until 2030 (with two five-year options) to Australian Naval Infrastructure, which is wholly owned by the Commonwealth Government of Australia.

The property is situated on the LeFevre Peninsula, 21 kilometres north west of the Adelaide city centre. It comprises a two-level office and industrial warehouse, with a five-star green star rating and a 330-space carpark. The property was designed by Woods Bagot and constructed in 2010. The total size of the property is about 25,140 sqm and includes two vacant pad sites earmarked for future development.

Trust borrowing details

As at 27 November 2020, the Fund's gearing ratio was 48.00% and the gross assets stood at \$571.90 million with total borrowings of \$274.49 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.

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

*Base management fee of 0.65% p.a. of the gross asset value of the Fund is calculated and accrued daily but paid monthly in arrears from the assets of the Fund.