

Announcement

17 February 2021

Australian Unity Diversified Property Fund – ARSN 106 724 038

Sale of 278 Orchards Road, Richlands QLD

We are pleased to advise that on 12 February 2021, the Fund entered into an unconditional contract for the sale of 278 Orchards Road, Richlands QLD. The settlement of the property is expected to occur mid-March 2021.

The sale will improve the Funds occupancy, increasing its weighted average lease expiring to circa 8.3 years from circa 8.1 years before the sale as at 31 December 2020.

Special distribution

As a result of the property sale, the Fund anticipates making a special distribution to investors. This payment will be in addition to the Funds regular income distribution and will be paid in July 2021.

We will keep you informed and provide further updates regarding the sale on the Fund's Announcement web page.

Fund borrowing details

As at 12 February 2021, the Fund's gearing ratio was 47.09% and the gross assets stood at \$582.90 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.

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