

Announcement

31 March 2020

Australian Unity Diversified Property Fund – ARSN 106 724 038

Sale of 200 Victoria Street, Carlton VIC

An unconditional contract for sale has been exchanged for the property located at 200 Victoria Street, Carlton, VIC. The sale price was at a premium of approximately 20% above the latest book value of the property. Settlement is expected to occur no later than May 2020.

Special Distribution

The property was purchased in 2014 for \$42.3 million. Due to the significant increase in the sale price from the original purchase price, we are pleased to advise that the Fund expects to make a special distribution to investors in May 2020. We expect to provide an update about the special distribution to investors by mid-May 2020.

This special distribution will be made in addition to the Fund's regular quarterly distributions of income.

Further details will be made available on the Fund's website. In the meantime, we will continue to manage the Fund as normal, including the payment of distributions and withdrawals.

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, 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 (select Option 4) for copies of these documents.