

Announcement

24 October 2022

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

October 2022 property revaluations

Five of the Fund’s properties were independently valued during September 2022, with a net increase of \$6.65 million or 4.35% from the properties’ book value immediately prior to valuation. Valuation changes include:

6-8 Geddes St Balcatta, WA (incl. 5 Kenhelm St Balcatta) – The property’s value increased by 8.7% from book value primarily due to the strength of market rents in the industrial sector and limited supply.

Dog Swamp Shopping Centre, WA – The capitalisation rate remains unchanged. The increase in value is driven by improved net property income which is the result of minor changes to the commercial terms with major tenants and underlying specialty income growth.

Woodvale Boulevard, WA – The valuation increase is due to the capitalisation rate firming from 6.50% to 6.00%, which reflects increased leasing activity in the centre, the strong trading performance of the major tenant and the strength of the neighbourhood shopping centre market in WA.

620 Mersey Road Osborne, SA – Whilst the capitalisation rate has softened marginally from 5% to 5.13% due to current market conditions, an above average CPI rental increase has driven an increase in property value.

Valuation details

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
6-8 Geddes Street, Balcatta (incl. 5 Kenhelm St, Balcatta)	\$14,450,000	\$14,450,000	\$15,700,000	6.00%	6.00%	\$1,250,000	8.65%
Dog Swamp Shopping Centre	\$53,500,000	\$53,680,078	\$54,400,000	5.75%	5.75%	\$719,922	1.34%
Woodvale Boulevard	\$34,500,000	\$34,792,000	\$39,000,000	6.50%	6.00%	\$4,208,000	12.09%
620 Mersey Road, Osborne	\$50,000,000	\$50,028,000	\$50,500,000	5.00%	5.125%	\$472,000	0.94%
Total	\$152,450,000	\$152,950,077	\$159,600,000			\$6,649,922	4.35%

Fund borrowing details

As of 30 September 2022, the Fund’s gearing ratio was 37.47%. Gross assets stood at \$531 million with total borrowings of \$199 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 1300 997 774 or +61 3 9616 8687 for copies of the Fund Update.