

Announcement

7 September 2023

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

Sale of Woodvale Boulevard Shopping Centre, WA

We advise that the Fund has exchanged binding contracts of sale for the Woodvale Boulevard Shopping Centre. Settlement is scheduled to occur on Monday, 11 September 2023 with the proceeds of the sale used to pay down fund borrowings.

The 6,378 sqm neighbourhood shopping centre was sold for \$36.5 million, a discount of (~7.2%) to the 30 June 2023 book value.

Weighted Average Lease Expiry

As a result of the sale, the Fund's weighted average lease expiry increases to ~9.1 years, from ~8.6 years as at 30 June 2023 and Occupancy increases to 99.2%, from 98.7%.

Fund borrowings and gross assets

As at 5th September 2023, the Fund's gearing ratio was 48.6%, with total borrowings of \$288m and gross assets of \$592m. Post settlement, the Fund's gearing ratio will reduce to ~45.6%.

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 (if calling from overseas) for copies of the Fund Update.