

Australian Unity Diversified Property Fund

ARSN 106 724 038

Announcement – 10 September 2015

Acquisition of a premium industrial investment

The Australian Unity Diversified Property Fund (Fund) has entered into an unconditional contract to acquire a premium industrial property located at 19 Corporate Avenue, Rowville, Victoria for \$15.1 million (excluding transaction costs).

The purchase is consistent with the Fund's strategy to diversify the sector allocation of the portfolio. The property purchase will be funded by the existing debt facility.

Asset overview

The 20,950 sqm site is home to an approximately 12,300 sqm modern corporate office/warehouse facility leased to Regal Beloit Corporation until April 2022. Regal Beloit Corporation is a leading manufacturer and distributor of electro-mechanical, power transmission, speed control and air systems.

The property incorporates a two-storey office and adjoining high clearance warehouse, which is used for manufacturing and storage. There is delineated car parking for approximately 168 vehicles, including three garages and eight car port spaces.

The property acquisition will improve the Fund's sector allocation, moving it closer to the Fund's strategy of a neutral allocation for office, retail and industrial assets. The weighted average lease expiry by income for the Fund is also expected to improve, to be approximately 4.51 years.

Settlement for the property is expected to occur on or about 30 September 2015.

For 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 'Quick Links' section of this website or contact Investor Services on **13 29 39** for copies of the documents.

Notice issued by:

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Notice applicable to:

Australian Unity Diversified Property Fund

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