

Announcement

6 February 2018

Australian Unity Diversified Property Fund – ARSN 106 724 038

Enhancements to the Australian Unity Diversified Property Fund – Ordinary Units (Fund)

We are pleased to announce a number of enhancements we have made to the Fund.

Improvements to withdrawal provisions

We have introduced a Capped Withdrawal Facility that aims to provide investors with regular access to their investment. Refer to the summary of the changes below, and to the Fund's replacement [Product Disclosure Statement](#) (PDS) dated 6 February 2018 for further information.

Capped Withdrawal Facility

Australian Unity Property Limited as the Responsible Entity intends to provide a Capped Withdrawal Facility limited to 2.5% of the Fund's net asset value as at the end of each Capped Withdrawal Facility closing date (Capped Withdrawal Facility). In normal operating conditions, the Capped Withdrawal Facility will be made available quarterly (or more or less frequently at our discretion).

The Responsible Entity, however, has the discretion to alter the Capped Withdrawal Facility amount or cancel the Capped Withdrawal Facility without notice. If the amount available for the Capped Withdrawal Facility is less than the total amount of withdrawal requests, investors will receive a pro-rata amount of their withdrawal request.

The first Capped Withdrawal Facility will open on **22 February 2018** and close at **3:00pm Melbourne time on 21 May 2018**.

Investors can make a withdrawal request by completing the Capped Withdrawal Facility Booklet available on 22 February 2018 from our website australianunity.com.au/wealth/dpf.

Carry forward facility

Investors can elect to use the Fund's 'carry forward facility' under which any unfulfilled part of a pro-rated withdrawal request will be automatically carried forward to the next Capped Withdrawal Facility and treated as a new withdrawal request for the unfulfilled amount.

For more information about the Capped Withdrawal Facility and the carry forward facility, refer to the Fund's [PDS](#), and the Capped Quarterly Withdrawal Facility booklet available on 22 February 2018 from our website australianunity.com.au/wealth/dpf. Alternatively, you can call us on 13 29 39 and we will send you the requested information free of charge.

Daily unit pricing

The frequency of the calculation of the Fund's unit price has increased to each business day and will be published on our website.

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 practises and withdrawal rights.

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

Australian Unity Property Limited, ABN 58 079 538 499, AFS Licence No 234455
Address 114 Albert Road, South Melbourne VIC 3205 Investor Services 13 29 39 Adviser Services 1800 649 033
Website australianunity.com.au/wealth Email investments@australianunity.com.au

Applicable to

Australian Unity Diversified Property Fund – Ordinary Units YOC0018AU