

Announcement

17 July 2020

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

Special distribution

On 1 May 2020 we announced the sale and settlement of the Fund's property located at 200 Victoria Street, Carlton VIC (Victoria Street). We can now confirm a special distribution of capital gains realised from the sale was paid as part of the Fund's 30 June 2020 distribution.

The ordinary distribution for the quarter reduced due to the sale of Victoria Street and rent relief provisions which came into force during the quarter. As a result, the 30 June 2020 distribution included:

- an ordinary cash payment of the Fund's regular income of 1.29 cents per unit, for the June 2020 quarter reduced from 1.70 cents per unit in the previous quarter;
- a cash payment of capital gains realised; and
- a non-cash attribution of capital gains realised.

Distribution summary

The amount of the income distribution and special distribution paid are reflected in the Fund's unit prices as at 30 June 2020 and are detailed in the table below.

Australian Unity Diversified Property Fund	ARSN: 106 724 038	30 June 2020 Cumulative Distribution Exit Price	Quarterly Distribution Dollars Per Unit (DPU)	Special Distribution Dollars Per Unit (DPU)	30 June 2020 Ex-Distribution Exit Price
Ordinary Units	APIR Code: YOC0018AU	1.1068	0.0129	0.0248	1.0691

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.