

Announcement

4 June 2021

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

Acquisition and settlement of the Williamtown Aerospace Centre, NSW

We are pleased to advise that Fund has acquired the Williamtown Aerospace Centre, a high-quality campus-style commercial office park adjacent to Newcastle Airport and the Williamtown Royal Australian Air Force Base, for approximately \$55 million. Settlement of the property occurred on 31 May 2021.

The property, originally developed in 2014, has been designed to serve as a premier defence office park precinct and is fully occupied, with a weighted average lease expiry of 3.9 years by income. The diverse set of tenants provide services to the defence sector, ranging from multinationals such as Boeing, Raytheon and Lockheed Martin, to specialised niche service providers and a medical clinic.

The Fund continues with its active strategy and this acquisition has further diversified its tenant base. The Fund's portfolio now includes eleven properties ranging from industrial warehouses to neighbourhood retail and convenience centres, and metropolitan office properties. The Fund has continued to deliver stable and consistent returns despite current volatility, thanks to its exposure to defensive tenants providing essential services including; defence, supermarkets, pharmacies, food retailing, ecommerce and warehousing.

Fund borrowing details

As at 31 May 2021, the Fund's gearing ratio was 42.04% and the gross assets stood at \$622.93 million with total borrowings of \$261.89 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.