

Announcement

1 July 2022

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

June 2022 property revaluations

Two of the Fund's properties were independently valued during June 2022, with a net increase of \$5.27 million or 2.71% from the properties' book value immediately prior to valuation. Valuation changes include:

Caltex Service Centres, Wyong NSW – The property's value increased by \$5.30 million or 3.88% from the book value prior to valuation. This increase in value is primarily attributable to income growth.

1 and 2 Technology Place, Williamstown, NSW – The property's value decreased by 0.05% from the book value prior to valuation, with income growth largely offsetting a softening of the capitalisation rate due to the current macro-economic climate. The independent valuation remains unchanged at \$58 million.

Valuation details

Property	Previous independent valuation	Pre-valuation book value	New independent valuation	Previous capitalisation rate	New capitalisation rate	Variance to book value	Variance to book value
Caltex Service Centres, Wyong NSW	\$136,000,000	\$136,700,000	\$142,000,000	5.00%	5.00%	\$5,300,000	3.88%
1 and 2 Technology Place, Williamstown, NSW	\$58,000,000	\$58,030,784	\$58,000,000	5.75%	5.88%	-\$30,784	-0.05%
Total	\$194,000,000	\$194,730,784	\$200,000,000			\$5,269,215.61	2.71%

Settlement of the sale of 20 Smith Street, Parramatta, NSW

Further to our announcement on 6 May 2022, we are pleased to announce that settlement for the sale of 20 Smith Street, Parramatta, NSW occurred on 30 June 2022.

Special distribution

Following the sales of 19 Corporate Avenue, Rowville VIC on 22 December 2021 and 20 Smith Street, Parramatta NSW on 30 June 2022, we can now confirm a special distribution to be paid as part of the Fund's 30 June 2022 distribution following capital gains realised from these transactions.

The 30 June 2022 distribution will comprise:

- A special distribution of 2.30 cents per unit
- An ordinary cash payment of the Fund's regular income of 0.42 cents per unit for the month of June 2022. This brings total ordinary distributions paid for the 2022 financial year to 5.90 cents per unit.

Fund borrowing details

As of 30 June 2022, the Fund's gearing ratio was 35.15% and the gross assets stood at \$527.72 million¹ with total borrowings of \$189 million.

¹ The gross asset value at 30 June 2022 is an estimate, subject to final audit.

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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.