

# Announcement

15 November 2021

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

### Despatch of DPF Unitholder Booklet

Australian Unity Property Limited (AUPL), as Responsible Entity of Australian Unity Diversified Property Fund (DPF) is pleased to provide an update on the proposed merger between DPF and Australian Unity Office Fund (ASX: AOF) to create 'Australian Unity Property Fund' (AUPF) (the Proposal).

DPF is today despatching a Unitholder Booklet (DPF Booklet) relating to the Proposal to all unitholders. As noted in the DPF Booklet, a meeting of DPF unitholders will be held on 10 December 2021 (DPF Unitholder Meeting) to consider the Proposal and, if thought fit, to pass the DPF Unitholder Resolution described in the DPF Booklet that is required to implement the Proposal.

The DPF Booklet provides DPF unitholders with a comprehensive overview of the Proposal, including an overview of AUPF, the key advantages and disadvantages to the Proposal and alternative options considered by AUPL, along with details on the DPF Unitholder Meeting and how unitholders can vote on the Proposal.

DPF unitholders that have elected to receive email communications will receive instructions on how to access the DPF Booklet by email. All other unitholders will receive either the full DPF Booklet or instructions on how to access the DPF Booklet, by post.

Assuming all conditions are satisfied or otherwise met, the Proposal is expected to be effective on 16 December 2021. This includes approvals required from both DPF and AOF unitholders at their respective unitholder meetings on 10 December 2021.

Should the Proposal be implemented, AUPF is expected to have a combined \$1.2bn asset portfolio diversified across sector, geography and tenant base. Under the terms of the Proposal, DPF unitholders will receive 0.4550 AOF units for every 1 DPF unit resulting in DPF and AOF unitholders owning ~46% and ~54% of AUPF, respectively.

DPF strongly encourages all unitholders to carefully read the DPF Booklet in its entirety and provide their response by participating in the unitholder vote either by proxy or at the DPF Unitholder Meeting.

### More information

DPF Unitholders should refer to the DPF Booklet for further information on the Proposal. The DPF Booklet can be accessed via link [here](#).

A video outlining the current status and key elements of the Proposal as set out in more detail in the DPF Booklet can be accessed via link [here](#). Please refer to DPF's website at [www.australianunity.com.au/wealth/dpf](http://www.australianunity.com.au/wealth/dpf) for all other announcements and presentations relating to the Proposal. These additional materials are not, and should not be considered, a substitute for reading the DPF Booklet in its entirety.

Should DPF unitholders have any queries in relation to the Proposal or this announcement, please contact the DPF Unitholder Information Line on 1300 671 080 (within Australia) or +61 2 9066 4084 (outside Australia), between 8.30am and 5.00pm Monday to Friday (Sydney time) or your financial adviser.

We regularly provide up to date information about DPF, 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 13 29 39 for copies of the Fund Update.

### Do we have your most up-to-date contact details?

Keeping your contact details up-to-date like your email address and mobile phone number, helps us make sure we're talking to the right person whenever you contact us. When your details are correct, it gives your account multiple layers of protection and helps us confirm your identity to keep your account safe and allows us to communicate fund information to you in a timely and more efficient way.

The easiest way to update your details is to log in to your account via [australianunity.com.au/wealth/login](https://australianunity.com.au/wealth/login), click on the Property & Managed Funds tab and then click the Investor Portal Login button. It's quick and easy to set up an online account if you don't have one. You'll need your account number, which can be found on your statement.

Alternatively, you can download and fill out a Change of details form via [australianunity.com.au/wealth/forms-and-downloads](https://australianunity.com.au/wealth/forms-and-downloads) from the tab Property & Managed Funds – administered by Iress and post it to the address on the form.

If you have any questions, please call us on 1300 997 774 or email [australianunitywealth@unitregistry.com.au](mailto:australianunitywealth@unitregistry.com.au)