

Announcement

8 October 2020

Australian Unity Diversified Property Fund – ARSN 106 724 038

Fund changes

We are pleased to advise that we have made some enhancements to the Fund's product features.

Limited discount to the Fund's base management fee

We are offering a limited base management fee discount of 30% of the base management fee (Discount) for all existing investors and new investors who apply for units offered under the Fund's Product Disclosure Statement dated 8 October 2020 (PDS).

The Discount will be paid as a rebate in two cash payments in January 2022 and January 2023 respectively. Your eligibility to receive payment of the Discount is subject to satisfying the conditions set out in the PDS. Refer to the PDS for more information.

The Discount will only be available to investors who apply for units offered under the PDS. We expect that the offer of units under the PDS will be withdrawn on 31 December 2020. However we reserve the right to withdraw or extend the Discount offer under the PDS at any time. Refer to our website australianunity.com.au/wealth/dpf for updated information (if applicable).

Change to the Fund's distribution frequency

Effective from 1 October 2020, the Fund is paying distributions monthly, which were paid quarterly up to the September 2020 quarter.

The annualised distribution amount paid by the Fund will not change because of the move to monthly distributions. Investors will receive the same annual distribution amount, but paid in 12 monthly payments, rather than in four quarterly payments.

Monthly distributions are generally expected to be paid within 15 business days after the end of the Fund's monthly distribution period.

Investors are also reminded of their ability to participate in the Fund's existing Distribution Reinvestment Plan which continues to be available. The distribution reinvestment price is the net asset value per unit price at the end of the distribution period (without the buy spread) less the amount of distribution payable per unit and until further notice, at a 2.5% discount to that price (we reserve the right to change the discount rate applied to the reinvestment price).

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 13 29 39 for copies of the Fund Update.