

Fund payment notice - January 2025

7 February 2025

ASA Diversified Property Fund - ARSN 106 724 038 APIR YOC0018AU

ASA Funds Management Limited as responsible entity for ASA Diversified Property Fund (previously known as Australian Unity Diversified Property Fund ('DPF')) considers that DPF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2025.

The following estimated components are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953 (Cth) ('the Act') (for fund payments) and Subdivisions 12A-A and 12-F of the Act the period 01 January 2025 to 31 January 2025, and should not be used for any other purpose.

| Component | Cash Distribution (cents per unit) | Fund payment (cents per unit) |
|--|---------------------------------------|----------------------------------|
| Australian interest income (subject to non-resident withholding tax) | 0.0007 | |
| Other assessable Australian income | 0.2075 | 0.2075 |
| Other non-attributable amounts (Tax deferred) | 0.3918 | |
| Total Attribution Amount | 0.6000 | 0.2075 |

The above estimated components are based on information currently available.

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.2075 cents per unit in respect of the period 01 January 2025 to 31 January 2025.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2025 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2025.

ASA Funds Management Limited ABN 58 079 538 499 AFSL No. 234455

Address Level 27, 101 Collins St, Melbourne VIC 3000 Investor Services +613 9221 6215

Website asarep.com / Email investorservices@asarep.com

