

19 March 2025

**ASA Diversified Property Fund (Fund) ARSN 106 724 038 APIR YOC0018AU
ASA Funds Management Limited AFSL 234455**

Announcement: Sale of 6-8 Geddes Street, Balcatta, WA and 5 Kenhelm Street, Balcatta, WA

We are pleased to advise that the Fund has exchanged an unconditional contract for the sale of 6-8 Geddes Street and 5 Kenhelm Street, Balcatta, WA. The sale price of \$18.0 million (before transaction costs) is in line with the book value as of 31 December 2024.

Settlement will take place no later than 6 May 2025 with proceeds utilised to pay down fund borrowings. Upon settlement, the Fund's gearing ratio is anticipated to reduce to ~49.0%.

This sale aligns with the Fund's stated strategy of strengthening the balance sheet and optimising the composition of the investment portfolio. Over the past 3 years the fund has divested ~\$200m of property, crystallising capital gains that have been redeployed into the retail and convenience retail assets (Blackburn Square, Busselton Central, and Wyong), and also facilitating \$63m of redemptions.

More information

If you have any queries in relation to this letter, please contact the Investor Services team on 1300 556 635 or +61 3 9909 9909 if calling from overseas or registry@registrydirect.com.au or Jonathon Senior from ASA Real Estate Partners at jonathon.senior@asarep.com or on +61 438 211 497 or contact your financial adviser.

We regularly provide up to date information about the Fund, including quarterly Fund Updates and continuous disclosure information on the Fund's website at www.asarep.com/dpf. These contain current information about the Fund's gearing, interest cover, borrowings, diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

www.asarep.com

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