

Fund payment notice - July 2025

7 August 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 (for dividend, interest and royalty payments) for the period 01 July 2025 to 31 July 2025, and should not be used for any other purpose.

Component	Distribution components (cents per unit)	Fund payment (cents per unit)
Other non-attributable amounts (Tax deferred)	0.6000	
Cash distribution paid	0.6000	

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 0.0000 cents per unit in respect of the period 01 July 2025 to 31 July 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 2026 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2026.

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

Address Level 27, 101 Collins St, Melbourne VIC 3000 **Investor Services** 1300 553 122 (Australia) +61 3 9909 9909 (Overseas)

Website asarep.com / **Email** investorservices@asarep.com