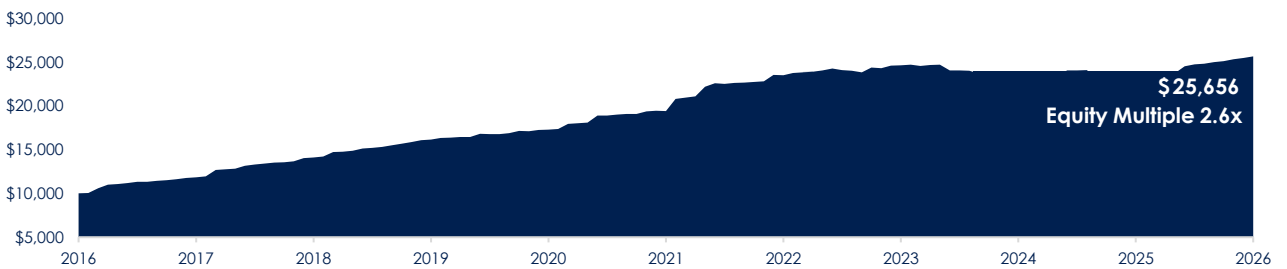


The Fund is one of Australia's longest running commercial property funds, governed by a majority independent board and invested in a professionally managed portfolio of 100% Australian commercial properties leased to some of the country's best businesses. It targets a 10% pa total return, in line with its 10-year track record, while currently paying cash distributions of 7.05% pa monthly, expected to be fully tax deferred in FY26.

\$10,000 invested in the fund over the past 10 years: 9.9% (annual average)



To 31 December 2025 with distributions reinvested. Please note past performance is not necessarily an indicator of future performance.

Key fund metrics

| | |
|---------------------------------------|---------------------------------------|
| Inception date | 22 August 2006 |
| Applications | Available Daily |
| Distributions | Monthly |
| Suggested investment timeframe | 5+ Years |
| Unit price¹ | \$1.0120 |
| Distribution Yield² | 7.04% pa 100% tax deferred (FY26F) |
| Distribution reinvestment plan | Yes |
| Regular savings plan | Yes |

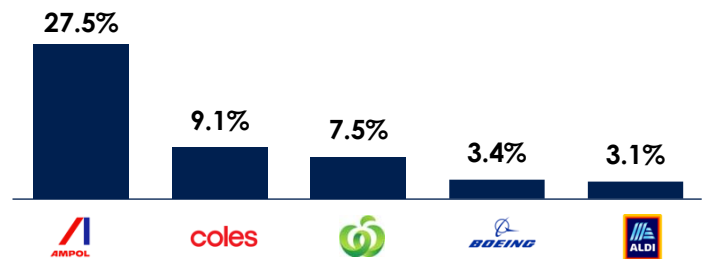
Income / capital growth split³

(% pa to 30 January 2026)

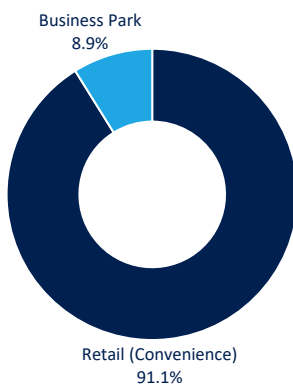
| | 1 Year | 5 Years | 10 Years | Since Inception ⁴ |
|----------------------------|--------|---------|----------|------------------------------|
| Distribution return | 7.5 | 6.7 | 7.4 | 7.8 |
| Growth return | 1.1 | (1.0) | 2.5 | 0.0 |
| Total return | 8.6 | 5.7 | 9.9 | 7.8 |

Key tenants

(% portfolio income)



Sector allocations



Occupancy (by income)

~99.5%

Weighted average lease expiry

9.1 years

Lonsec Fund Rating⁵



Evergreen Fund Rating⁶



Diversified property portfolio

Busselton Central Shopping Centre, WA

Coles, Reading Cinemas
& entertainment precinct
Redeveloped 2023



Dog Swamp Shopping Centre, WA

Woolworths, ALDI, Jetts
Fitness
Refurbished 2017



Williamtown Aerospace Centre, NSW

Boeing, Raytheon,
Lockheed Martin
Developed 2014



Blackburn Square Shopping Centre, VIC

Coles, Woolworths, ALDI,
Goodstart Early Learning
Redeveloped 2023



Wyong Service Centre M1 North, NSW

Ampol (ASX listed)
Upgraded 2024



Wyong Service Centre M2 South, NSW

Ampol (ASX listed)
Upgraded 2024



How to invest

Australian residents can apply for units in the Fund either online or by completing the application forms (on our website) and returning them to us along with payment of the investment amount.

If you have any queries regarding the Fund, or if you need to order an information pack, please contact your financial advisor or ASA's investor services team directly.

Apply online: www.registrydirect.com.au/offer/asa-dpf

ASA Real Estate Partners

1300 553 122 or
+613 9034 1373 if calling from
overseas

investorservices@asarep.com
www.asarep.com/dpf

1. Unit price is the Exit Price as at 30 January 2026.
2. Based on current monthly cash distributions on unit price as at 30 January 2026. Performance is not guaranteed. Past performance is not an indicator of future performance.
3. Returns after all fees and expenses. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Returns and values may rise and fall from one period to another. Past performance is not an indicator of future performance. Fund's inception date used to determine return: 22 August 2006.
4. Inception date 22 August 2006
5. The rating published on 04/2025 for ASA Diversified Property Fund is issued by [Lonsec Research Pty Ltd](http://Lonsec.com.au) ABN 11 151 658 561 AFSL 421 445 (Lonsec Research). Ratings are general advice only and have been prepared without taking account of investors' objectives, financial situation or needs. Consider your personal circumstances, read the product disclosure statement and seek independent financial advice before investing. The rating is not a recommendation to purchase, sell or hold any product. Past performance information is not indicative of future performance. Ratings are subject to change without notice and Lonsec Research assumes no obligation to update. Lonsec Research uses objective criteria and receives a fee from the Fund Manager. Visit lonsec.com.au for ratings information and to access the full report. © 2025 Lonsec. All rights reserved.
6. The rating published on 02/2026 for ASA Diversified Property Fund is prepared by Evergreen Ratings Pty Ltd (ABN 91 643 905 257) for information purposes only. Evergreen Ratings Pty Ltd is an Authorised Representative 001283552 of Evergreen Fund Managers Pty Ltd (ABN 75 602 703 202, AFSL No 486275) trading as Evergreen Consultants. It is for wholesale clients only and is not investment advice or a recommendation to acquire, hold or dispose of financial products or to use financial services. Ratings are only one factor to be taken into account when deciding whether to invest in a financial product. All information is subject to change without notice.

Units in the ASA Diversified Property Fund ARSN 106 724 038 (Fund) are issued by ASA Funds Management Limited ABN 58 079 538 499 (ASAFM), AFS Licence No 234455 as responsible entity which has prepared this document. ASAFM's financial services guide (FSG) is available at www.asarep.com/dpf or by calling us on the number below for a hard copy. You should read the FSG before deciding whether to obtain any financial services (including by investing in the fund) from us.

Information in this document is current as at 30 June 2025 (unless otherwise indicated) and is for general purposes only. Nothing in this document should be taken as general or specific financial advice, and this document has been prepared without taking account of any person's individual investment objectives, financial situation or particular needs.

Any investment, including an investment in the Fund, is subject to risk. If a risk eventuates, it may result in reduced distributions and/or a loss of some or all of the capital value of your investment. See the Product Disclosure Statement (PDS) for examples of key risks. Past performance is not a reliable indicator of future performance. Forward-looking statements in this flyer are provided as a general guide only. Capital growth, distributions and tax consequences cannot be guaranteed. Forward-looking statements and the performance of the Fund are subject to the risks and assumptions set out in the PDS. Distributions may include a capital component.

The information in this document does not purport to contain all information necessary for making an investment decision. In deciding whether to acquire, hold or dispose of units in the Fund you should obtain a copy of the current PDS and Target Market Determination (TMD) and consider whether the product is appropriate for you having regard to your objectives, financial situation and needs and seek appropriate professional financial and taxation advice before making any such decision. The PDS and TMD for the Fund are available at www.asarep.com/dpf or by calling us on 1300 553 122 or +613 9034 1373 if calling from overseas. Past performance is not a reliable indicator of future performance. Investment decisions should not be made upon the basis of the Fund's past performance or distribution rate (if any), or any ratings given by a rating agency, since each of these can vary. In addition, ratings need to be understood in the context of the full report issued by the rating agency itself. This document is current at the time of publishing. This information is intended for recipients in Australia only. Not to be reproduced without permission.