

17 June 2025

ASA Diversified Property Fund

Property Revaluations June 2025 – All Properties Independently Revalued: \$11.5 million increase

Independent revaluations have been completed for 100% of properties in the ASA Diversified Property Fund (Fund).

The increase in the valuations from 31 December 2024 was \$11.5 million or 2.3%. This results in the Net Asset Value of the Fund increasing ~3.3% to \$1.014 per unit and Fund's gearing reducing to 48.2%.

The total value of the portfolio is now \$515.0 million and reflects a weighted average capitalisation rate of 5.97%.

Mr Jonathon Senior, Fund Manager, commented 'We are pleased to have received the latest round of independent valuations for the portfolio which has seen solid growth. This growth primarily reflects the portfolio's weighting to non-discretionary, daily essential needs properties and also reflects the strong leasing outcomes delivered over the past 12 months. With a weighted average lease expiry of just under 10 years, the portfolio remains well positioned for future income and capital growth.'

More information

If you have any queries in relation to this, please contact us via the following details or contact your financial advisor.

ASA Real Estate Partners Investor Services Team

1300 553 122 (Australia)
+61 3 9909 9909 (Overseas)
investorservices@asarep.com

We regularly provide up to date information about the Fund, including quarterly Fund Updates and continuous disclosure information on the Fund's website: 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.

Please note returns are not guaranteed and past performance is not necessarily an indicator of future performance. Information in this document is current as at the time of publishing (unless otherwise indicated) and is for general purposes only. Nothing in this document should be taken as personal financial advice, and this document has been prepared without taking account of any person's individual investment objectives, financial situation or particular needs.