

## Diversified Property Fund

### Distribution Reinvestment Plan information



**This document contains important information. Should you have any doubt about how to deal with it, please consult a financial adviser.**

#### **About the Distribution Reinvestment Plan (the 'DRP')**

Under the DRP, you may elect to have income distributions from your Australian Unity Diversified Property Fund (AUDPF) investment automatically reinvested in additional AUDPF securities.

The DRP is a convenient way of increasing your holding in AUDPF; and there is no brokerage, commission and stamp duty costs ('buy spread').

In addition, as the DRP is also a cost effective way for the Fund to raise capital, the securities will be allotted at a 2.5% discount to the Net Asset Value security price. Australian Unity Property Funds Management Limited (AUPFML) may change or remove the discount, or suspend the DRP, at any time on giving notice to investors.

The DRP is available to investors with an Australian registered address only and is optional. You may join or cancel the DRP at any time, subject to notice being given. Securities issued to you under the DRP rank equally with your existing AUDPF securities. The DRP is not available to non Australian resident investors.

A statement, with details of your participation in the DRP and your securities balance will be mailed shortly after each distribution reinvestment.

For taxation purposes, any distributions reinvested under the DRP will be treated in the same way as if the income distribution was paid in cash. Neither the AUPFML nor any member of the Australian Unity Group takes any responsibility for the tax consequences of investors participating in the DRP. You should consult a professional taxation adviser if you are uncertain of your tax position.

To participate simply complete the DRP Application Form (attached) and return it to Link Market Services Limited at the address detailed on the Application Form. Participation will begin with the first income distribution payment after receipt of your Application Form. The form must be received before 5.00 pm Australian Eastern Standard Time on the distribution effective date (31 March, 30 June, 30 September and 31 December,) to be effective for that distribution.

Further details of the DRP's operation are provided in the accompanying Terms and Conditions on the following page.

#### **Enquiries**

If you have any questions about the DRP, please call the Diversified Property Fund Investor Infoline on **1300 739 091** (for calls within Australia) or **+61 2 8280 7587** (for calls outside Australia). Alternatively, you can email questions to [australianunity@linkmarketservices.com.au](mailto:australianunity@linkmarketservices.com.au).

You can also contact the Australian Unity Investments' Investor Services team by calling **13 29 39** or emailing [investments@australianunity.com.au](mailto:investments@australianunity.com.au). Further information is also available from our website [www.australianunityinvestments.com.au/dpf](http://www.australianunityinvestments.com.au/dpf).

#### **Important information**

This investment product is issued by Australian Unity Property Funds Management Limited ABN 28 085 352 405, AFS Licence No. 233718 in its capacity as Responsible Entity. The information above is intended only to provide a broad summary of Distribution Reinvestment Plan for this financial product. Investment decisions should not be made upon the basis of its past performance or distribution rate, since future returns will vary. You should refer to the Distribution Reinvestment Plan Terms and Conditions and the current Product Disclosure Statement if you wish to know more about this product. A copy can be obtained by telephoning 1300 739 091, or from our website [www.australianunityinvestments.com.au/dpf](http://www.australianunityinvestments.com.au/dpf). The information provided here was current at 1 March 2011, and we recommend that you access our website for updated information.

# Diversified Property Fund

## Distribution Reinvestment Plan - Terms and Conditions



The following terms and conditions are current as at 1 March 2011. We reserve the right to changes these terms and conditions.

**1.** Participation in the DRP is:

- (a) optional
- (b) not transferable, and
- (c) subject to these Terms and Conditions.

**2.** Investors must be Australian residents to be eligible to participate in the DRP.

**3.** Investors may cancel their participation at any time by giving notice to the Registry. The cancellation will apply from date of receipt or such future date as nominated by the investor. Retrospective cancellations are not permitted.

**4.** Applications to participate in the DRP must be made on an Application Form and signed by the security holder/s.

**5.** The number of new securities allotted for a participating investor in the DRP is calculated as:

$$\frac{\text{Net distribution payable to investor}}{\text{DRP application price}}$$

Where:

**Net Distribution** is the distribution payable to the participating investors for a distribution period less any withholdings tax, fees or charges that the Responsible Entity is entitled to deduct from distribution payments.

**DRP Application Price** is the Net Asset Value Price less any discount the Responsible Entity applies in accordance with the AUDPF Constitution.

**6.** An investor who applies to participate in the DRP will, in making an application, be deemed to have directed the Responsible Entity to apply such monies towards subscription for the number of AUDPF Securities as is determined by the application of the formula in clause 5.

**7.** Any AUDPF Securities allotted under the DRP will rank equally in all respects with existing Securities.

**8.** No brokerage, commission, stamp duty or other transaction costs will be payable by investors in respect of any allotment of AUDPF Securities under the DRP.

**9.** Neither the Responsible Entity, Australian Unity Limited nor any member of the Australian Unity Group or their respective officers, employees, representatives or agents accept any responsibility or assume any liability for any taxation liabilities incurred by or imposed upon any investors as a consequence of participating in the DRP.

As individual circumstances and laws vary considerably, specific taxation advice from professional advisers should be obtained by investors prior to participating in the DRP.

**10.** All applications and notices made or given by an investor to the Registry in respect of the DRP must be:

- (a) in writing; and
- (b) in such form as the Responsible Entity may from time to time require.

Where AUDPF Securities are held jointly, all joint security holders must sign the notice.

Applications or notices must be sent to Link Market Services Limited's (the 'Registry') mailing address at Locked Bag A14, Sydney South NSW 1235, Australia, or such other address as the Registry or the Responsible Entity notifies from time to time.

**11.** These Terms and Conditions may be modified and the DRP may be suspended or terminated by the Responsible Entity at any time on giving one month's notice to investors.

**12.** The Responsible Entity may settle (in such manner as it thinks expedient) any difficulties, anomalies or disputes which may arise in connection with, or by reason of, the operation of the DRP, whether generally or in relation to any investor or any AUDPF securities. Any determination of the Responsible Entity will be conclusive and binding on all investors and other persons to whom the determination relates.

**13.** The failure by the Responsible Entity to give notice of the suspension, modification or termination of the DRP or the non-receipt of any notice by any investor will not invalidate that suspension, modification or termination (as the case may be).

**14.** Notwithstanding clause 13, the Responsible Entity may at any time, without the need for any notice, modify the DRP to comply with the Constitution, or any law; and make minor amendments to the DRP where such amendments are of an administrative or procedural nature.

**15.** The DRP, these Terms and Conditions and the operation of the DRP will be governed by the laws of the State of New South Wales, Australia.

**Australian Unity Diversified Property Fund ARSN 119 620 674.**

**Responsible Entity:** Australian Unity Property Funds Management Limited ABN 28 085 352 405, AFSL 233718.

**AUSTRALIAN UNITY DIVERSIFIED PROPERTY FUND**  
 ARSN 119 620 674

**Australian Unity Property Funds Management Limited**  
 ABN 28 085 352 405, AFS Licence No 233718  
 114 Albert Road, South Melbourne Vic 3205

All registry communications to:  
 Link Market Services Limited  
 Locked Bag A14  
 Sydney South, NSW, 1235  
 Website: www.linkmarketservices.com.au

**Registered Account Name (in full)**


**Security Holder Reference Number (SRN)**

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**Registered Address**


**Telephone Number (Business hours)**

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**A DISTRIBUTION REINVESTMENT PLAN APPLICATION OR VARIATION**

Please use a **BLACK pen**. Print **CAPITAL** letters inside the shaded areas.

A B C
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1 2 3
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Where a choice is required, mark the box with an 'X'

X
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This form is to be completed where the security holder wishes to have their payments reinvested under the rules of the Distribution Reinvestment Plan (DRP). Please indicate your instructions (cross appropriate box):

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**PARTICIPATE** (If you wish to participate in the DRP) **or**

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**CANCEL** (If you wish to cancel your DRP participation)

**B SIGNATURE(S) OF SECURITY HOLDER(S) – THIS MUST BE COMPLETED**

I/we declare that:

- I/we being the above named holder of registered securities wish to participate in the DRP as indicated above.
- I/we hereby agree to be bound by the rules of the DRP in subscribing for additional securities.
- I/we acknowledge that I/we may cancel my/our participation in the DRP, in accordance with the rules of the DRP; and this will cancel any earlier DRP instructions and take priority over any direct credit instructions.
- If signed under power of attorney, the attorney declares that he/she has not received notice of revocation of that power.

**Signature of Individual/Director/Secretary/Sole Director**  
 (Please Circle applicable title)

**Signature**

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**Name** (Please Print)

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**Date**

/ /
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**Signature of Individual/Director/Secretary**  
 (Please Circle applicable title)

**Signature**

--

**Name** (Please Print)

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**Date**

/ /
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**Signing Instructions:** This form must be signed by the security holder. If a joint holding, all security holders must sign. If signed by the security holder's attorney, the power of attorney must have been previously noted by the Registry or a certified copy attached to this form. If executed by a company, the form must be executed in accordance with the security holder's constitution and the *Corporations Act 2001* (Cwlth).

**Privacy Clause:** Link Market Services Limited advises that Chapter 2C of the *Corporations Act 2001* requires information about you as a security holder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your security holding and if some or all of the information is not collected then it might not be possible to administer your security holding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on this form. Our privacy policy is available on our website ([www.linkmarketservices.com.au](http://www.linkmarketservices.com.au)).