

31 October 2024

**ASA Diversified Property Fund (Fund) ARSN 106 724 038 APIR YOC0018AU**

**Revised Product Disclosure Statement and Benchmark Disclosure**

ASA Funds Management Limited (ABN 58 079 538 499, AFS Licence No. 234455), as responsible entity for the Fund, has issued a new product disclosure statement (**PDS**), benchmark disclosures (as required under ASIC Regulatory Guide 46) and application form for the Fund. Each of these documents is available on the Fund website at [www.asarep/dpf](http://www.asarep/dpf).

Each of these documents replaces the existing version, and the new PDS replaces in their entirety the existing PDS for the Fund dated 25 July 2024, and the supplementary PDS for the Fund dated 8 August 2024.

The amendments to the existing PDS and supplementary PDS are primarily (but are not limited) to:

- update financial information that is required to be current as at the end of the financial year (for example, management fees and costs information);
- consolidate the information and changes contained in the previous supplementary PDS into a single PDS for ease of investor understanding; and
- make other consequential changes that reflect ASA Real Estate's operations (following the transition of the responsible entity to ASA Real Estate on 28 June 2024).

**More information**

If you have any queries in relation to this letter, please contact the Investor Services team on 1300 553 122 or +613 9909 9909 if calling from overseas or [registry@registrydirect.com.au](mailto:registry@registrydirect.com.au) or Jonathon Senior from ASA Real Estate Partners at [jonathon.senior@asarep.com](mailto:jonathon.senior@asarep.com) or on +61438 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](http://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](http://www.asarep.com)

**Important Information**

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. ASAFM's financial services guide is available at [www.asarep/dpf](http://www.asarep/dpf) or by calling us on the number above 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 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. 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 the

product you should obtain a copy of the Product Disclosure Statement (PDS), any Supplementary PDS and Target Market Determination (TMD), each of which is available on the Fund website, and seek professional financial and taxation advice before making any such decision. This information is intended for recipients in Australia only. Past performance is not a reliable indicator of future performance.