

ASX Announcement – Australian Unity Office Fund

29 January 2020

Starwood’s intention to make a conditional off-market takeover offer for AOF

Australian Unity Investment Real Estate Limited (**AUIREL**), as Responsible Entity of Australian Unity Office Fund (ASX: **AOF**), notes the announcement released today by SOF-XI Legs Holdings Limited (**Starwood**), a member of the Starwood Capital Group, in relation to its intention to make, itself or through an affiliate, an all-cash off-market takeover offer for all outstanding units in AOF for \$2.98 per unit (**Intended Offer**).

The announcement notes that investors representing an aggregate of 16.7% of AOF units have indicated their support for the Intended Offer by entering into pre-bid agreements with Starwood.

The Intended Offer is subject to a number of conditions, including FIRB approval and a 90% minimum acceptance condition. Full details of the conditions are set out in the Starwood announcement. The Intended Offer is not subject to due diligence.

An independent board committee (**IBC**) will be established by the Board of AUIREL to consider the Intended Offer. The IBC will keep AOF unitholders informed of any material developments.

No action is required by AOF unitholders at this time

Authorised by: AUIREL Disclosure Committee

About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of nine office properties located across Australian metropolitan and CBD markets in Sydney, Adelaide, Melbourne, Brisbane and Canberra.

This announcement is issued by Australian Unity Investment Real Estate Limited ABN 86 606 414 368 AFSL 477434 (AUIREL). AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

Australian Unity is a health, wealth and living organisation providing products and services designed to help people thrive. More than one million Australians have created a bright future with us. Our businesses span operations providing healthcare, financial services, and retirement and living services, employing more than 7,500 people across Australia.

ASX code:

AOF

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