

KING & WOOD  
MALLESONS  
金杜律師事務所

Level 61  
Governor Phillip Tower  
1 Farrer Place  
Sydney NSW 2000  
Australia

T +61 2 9296 2000  
F +61 2 9296 3999

[www.kwm.com](http://www.kwm.com)

5 February 2020

To Market Announcements Office  
ASX Limited  
Exchange Centre  
20 Bridge Street  
Sydney NSW 2000  
Fax 1300 135 638

Dear Sir/Madam

**Australian Unity Office Fund (ASX:AOF) – Off-market takeover offer**

We act for SOF-XI Legs Holdings Limited ("**SOF-XI**"), a member of the Starwood Capital Group ("**Starwood**").

Please find **enclosed** an announcement relating to SOF-XI's off-market takeover offer for all outstanding units in Australian Unity Office Fund (ARSN 113 369 627) announced on 31 January 2020.

Yours sincerely



King & Wood Malleons



## UPDATE REGARDING STARWOOD'S ALL CASH TAKEOVER OFFER FOR AOF

February 5, 2020 – SOF-XI Legs Holdings Limited (**Starwood**) notes the announcement made on 4 February 2020 by Australian Unity Investment Real Estate Limited.

Starwood wishes to clarify that since 18 November 2019, the date on which the Charter Hall Group / Abacus Property Group scheme (**CHAB Scheme**) unitholder vote took place, Australian Unity Office Fund (**AOF**) unitholders have received A\$0.08 per unit in distributions which, when added to Starwood's A\$2.98 proposed bid price, would deliver a total of A\$3.06 in cash per unit to AOF unitholders. This is in excess of the price of A\$3.04 offered under the CHAB Scheme.

**For further enquiries, please contact:**

**For Starwood Capital Group:**

James Strong  
Citadel-MAGNUS  
[jstrong@citadelmagnus.com](mailto:jstrong@citadelmagnus.com)  
+61 (0)448 881 174

Tom Johnson/Dan Scorpio  
Abernathy MacGregor  
(212) 371-5999  
[tbj@abmac.com](mailto:tbj@abmac.com) / [dps@abmac.com](mailto:dps@abmac.com)

**About Starwood Capital Group**

Starwood Capital Group is a private investment firm with a core focus on global real estate, energy infrastructure and oil & gas. The Firm and its affiliates maintain 15 offices in six countries around the world, and currently have approximately 4,000 employees. Since its inception in 1991, Starwood Capital Group has raised over \$45 billion of equity capital, and currently has in excess of \$60 billion of assets under management. The Firm has invested in virtually every category of real estate on a global basis, opportunistically shifting asset classes, geographies and positions in the capital stack as it perceives risk/reward dynamics to be evolving. Over the past 28 years, Starwood Capital Group and its affiliates have successfully executed an investment strategy that involves building enterprises in both the private and public markets. Additional information can be found at [starwoodcapital.com](http://starwoodcapital.com).