

ASX Announcement – Australian Unity Office Fund

10 December 2021

Chairman's Address

Attached is the Chairman's script for the unitholder meeting of the Australian Unity Office Fund (**ASX: AOF**) to be held on Friday 10 December 2021 commencing at 1:00pm.

Further information

AOF unitholders can obtain further information in relation to AOF by visiting the AOF website or calling the AOF unitholder information line on 1300 158 729 (within Australia) or +61 2 9066 4058 (outside Australia) between 9.00am and 5.00pm (AEDT) Monday to Friday.

Authorised by:

AUIREL Board Sub-Committee

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of 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 owned equally by subsidiaries of Australian Unity Limited ABN 23 087 648 888 and Keppel Capital Holdings Pte Ltd CRN 201302079N, the asset management arm of Singapore-based Keppel Corporation Limited CRN 196800351N.

Issuer:

Australian Unity Investment Real Estate Limited
271 Spring Street
Melbourne VIC 3000
ABN 86 606 414 368
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ME_193820551_1

Registry Enquiries:

Australian Unity Office Fund Investor Services
1300 737 760 or
+61 2 9290 9600
(outside Australia)

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Chairman's Address

Good afternoon ladies and gentlemen and thank you for attending this general meeting of AOF unitholders today which is being held as a virtual meeting.

Let's reflect the meaning of place and in doing so recognise the various traditional lands on which we meet.

We acknowledge the traditional custodians of the people of the Kulin nations and the traditional owners of the lands where our properties are located and on which each of you are living and working from today. We pay our respects to Elders, past, present and emerging.

My name is Peter Day and I am the Chairman of Australian Unity Investment Real Estate Limited (**AUIREL**), the responsible entity of Australian Unity Office Fund (or **AOF**). In attendance with me today are:

- Directors of AUIREL, Eve Crestani, Don Marples, Greg Willcock and Erle Spratt;
- Company secretary, Liesl Petterd; and
- Members of the management team, including AOF's Fund Manager Nikki Panagopoulos.

I have been appointed by AUIREL to chair this meeting. On behalf of us all, I welcome you to AOF's unitholder meeting. As it is 1.00pm and a quorum is present I declare the meeting open.

This meeting has been convened to ask unitholders to vote on resolutions regarding the proposed merger of AOF with Australian Unity Diversified Property Fund (which I will refer to as **DPF**) to create 'Australian Unity Property Fund' (**Merger Proposal**). In order for the Merger Proposal to proceed, both Merger Resolutions (set out in the Notice of Meeting dated 15 November 2021) must be approved by the requisite majorities of AOF unitholders and all other conditions precedent to the Merger Proposal satisfied (or waived, as applicable). I take the Notice of Meeting issued to unitholders in relation to these resolutions as read.

Further to the ASX announcements on Monday 6 and Thursday 9 December 2021, Australian Unity Property Limited as responsible entity of DPF has advised that the Supreme Court of New South Wales has made orders to defer the DPF unitholder meeting (previously scheduled for 10:00am this morning) to 10:00am on Friday 11 February 2022.

In order to align the unitholder meetings I have, with support from my fellow directors and consistent with the timing of the rescheduled DPF unitholder meeting, decided to adjourn this meeting until 1.00pm (Australian Eastern Daylight Time) on Friday, 11 February 2022. Details of the adjourned meeting will be set out in a new notice of meeting.

The purpose of this adjournment is to allow AOF to explore capital management initiatives following the sale of 32 Phillip Street Parramatta as announced to the ASX on 6 December 2021, consider the feedback of unitholders and other stakeholders regarding the Merger Proposal, and to allow for any supplementary disclosure to be issued to unitholders.

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As there is no other business to be considered, I will now adjourn the meeting and I look forward to your attendance at the adjourned meeting, which is scheduled to occur at 1:00pm (Australian Eastern Daylight Time) on Friday 11 February 2022.

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