

ASX Announcement – Australian Unity Office Fund

23 December 2021

Settlement of 32 Phillip Street, Parramatta

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF) is pleased to advise that 32 Phillip Street, Parramatta has settled.

As announced on 6 December 2021, AOF entered into an unconditional contract for the sale of 32 Phillip Street, Parramatta for \$66.0 million, reflecting a 5% premium to the asset's independent valuation of \$62.75 million as at 30 June 2021.

Authorised by:

AUIREL Disclosure 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:

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