

ASX Announcement – Australian Unity Office Fund

21 December 2022

Settlement of 30 Pirie Street

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) is pleased to announce that the sale of 30 Pirie Street, Adelaide has settled.

On 25 November 2022, AOF announced that a conditional contract had been exchanged for the sale of 30 Pirie Street, Adelaide for \$73.0 million, reflecting the independent valuation of the asset as at 30 June 2022. Settlement occurred on 20 December 2022 with the net sale proceeds being used to repay debt.

Authorised by:

AUIREL Disclosure Committee

Contact information

Nikki Panagopoulos

Fund Manager – AOF

Phone: +61 401 100 075

About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of properties located across Australian metropolitan and CBD markets.

This announcement is issued by Australian Unity Investment Real Estate Limited ABN 86 606 414 368 AFSL 477434 (AUIREL) as responsible entity of Australian Unity Office Fund. 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 Capital Limited CRN 196800351N.

Issuer:

Australian Unity Investment Real Estate Limited
271 Spring Street
Melbourne VIC 3000
ABN 86 606 414 368
AFSL: 477434

Registry Enquiries:

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