

ASX Announcement – Australian Unity Office Fund

15 February 2023

Settlement of 2 Eden Park Drive

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 2 Eden Park Drive, Macquarie Park has settled.

On 12 December 2022, a conditional contract was exchanged for the sale of 2 Eden Park Drive, Macquarie Park for \$68.825 million, reflecting a 10% premium to the independent valuation of the asset at 30 June 2022.

On 23 December 2022, AUIREL announced that the condition attaching to the contract had been satisfied.

Settlement occurred on 14 February 2023 with net sale proceeds being used to repay debt.

Authorised by:

AUIREL Disclosure Committee

Contact information

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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.

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.

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