

ASX Announcement – Australian Unity Office Fund

21 March 2023

Settlement of 5 Eden Park Drive, Macquarie Park

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 5 Eden Park Drive, Macquarie Park has settled.

On 17 February 2023 it was announced that a contract for the sale of 5 Eden Park Drive, Macquarie Park was exchanged for a gross sale price of \$80.75 million.

Net sale proceeds from the settlement have been used to repay all of AOF's drawn debt with the balance held as cash.

Following the settlement of 5 Eden Park Drive, AOF currently holds approximately \$46 million of cash and has an undrawn \$81 million debt facility, maturing in March 2025.

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)