

ASX Announcement – Australian Unity Office Fund

16 June 2023

Estimated Distribution for the Period 1 April 2023 to 30 June 2023

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), is pleased to announce that the estimated distribution for the period 1 April 2023 to 30 June 2023 is 25.0 cents per unit (cpu).

The estimated distribution of 25.0 cpu is higher than the 22.5 cpu distribution guidance provided by AOF on 4 April 2023 and comprises an ordinary distribution of 2.5 cpu and special distribution of 22.5 cpu.

The payment of the distribution is expected to be made in accordance with the following timetable, for the June 2023 quarter:

Ex-distribution date	29 June 2023
Record date	30 June 2023
Payment date ¹	27 July 2023

1. Payment date is indicative only and subject to change.

The Distribution Reinvestment Plan (DRP) for AOF is not currently open.

Nikki Panagopoulos, AOF Fund Manager said:

“AOF’s strong balance sheet is a result of delivering on approximately \$220 million of asset sales during Financial Year 2023. This has provided the opportunity to return capital to unitholders through a special distribution.”

Details of the estimated taxation components of the distribution will be made available on the AOF website on or before the distribution payment date at:

<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

Authorised by:
AUIREL Disclosure Committee

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About AOF

AOF is an ASX-listed REIT that wholly owns a 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 a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.