

ASX Announcement – Australian Unity Office Fund

25 September 2023

Estimated Distribution for the Period 1 July 2023 to 30 September 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 July 2023 to 30 September 2023 is 1.30 cents per unit.

The payment will be made in accordance with the following timetable:

Ex-distribution date	28 September 2023
Record date	29 September 2023
Payment date ¹	26 October 2023

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

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

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:
Liesl Petterd
Company Secretary

Contact information
Nikki Panagopoulos
Fund Manager – AOF
Phone: +61 401 100 075

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.