

ASX Announcement – Australian Unity Office Fund

25 January 2024

Sale of 96 York Street, Beenleigh

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) announces it has entered into a contract for the sale of 96 York Street, Beenleigh for \$29.7 million. Settlement is expected over the coming months, with net proceeds repaying debt and held as cash.

Nikki Panagopoulos, AOF Fund Manager said:

“As previously disclosed, AOF’s priorities are to maintain active management to deliver leasing and occupancy outcomes, progress refurbishment and repositioning opportunities and if appropriate divest assets. The sale of 96 York Street, Beenleigh is consistent with this strategy”.

Announcement of HY24 Results

AOF expects to release its half-year results for the period ending 31 December 2023 on Friday, 23 February 2024.

Authorised by:

AUIREL Disclosure Committee

Contact information

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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.

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