

ASX Announcement – Australian Unity Office Fund

18 April 2024

Sale of 150 Charlotte Street, Brisbane

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) announces it has entered into an unconditional contract for the sale of 150 Charlotte Street, Brisbane for \$64.5 million. Settlement is expected in April 2025.

Nikki Panagopoulos, AOF Fund Manager said:

"The sale of 150 Charlotte Street, Brisbane for \$64.5 million against an independent value of \$62 million and a weighted average lease expiry of 0.7 years as at 31 December 2023 is a positive outcome for unitholders."

"AOF unitholders will continue to enjoy income from the building until settlement, following the agreement with Boeing Defence Australia of a new 1-year lease over 2 floors from 1 July 2024. The building's other major tenant, Commonwealth of Australia, has a lease expiring on 30 June 2025."

"AOF will continue to deliver on its strategy to maximise returns for unitholders by taking a proactive approach to asset management and asset sales".

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 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.

Registry Enquiries: Australian Unity Office Fund Investor Services 1300 737 760 or +61 2 9290 9600 (outside Australia)