

ASX Announcement – Australian Unity Office Fund

24 July 2024

Fund Payment Notice

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), is pleased to announce that the final distribution for the period 1 April 2024 to 30 June 2024 is 9.7000 cents per unit, to be paid on 25 July 2024.

Estimated tax components

AOF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ended 30 June 2024.

The following estimated components for the period 1 April 2024 to 30 June 2024 are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* (the Act) (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments), and should not be used for any other purpose.

Component	Distribution (Cents per unit)	Fund Payment (Cents per unit)
Other assessable Australian sourced income	5.4495	5.4495
Discounted capital gains – TAP	0.0365	0.0365
AMIT CGT gross up	0.0365	0.0365
Other non-attributable amount (tax deferred)	4.1775	
Total	9.7000	5.5225

The above estimated components are based on information currently available. For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a ‘fund payment’ amount of 5.5225 cents per unit in respect of the period 1 April 2024 to 30 June 2024.

Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2024 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2024.

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

Authorised by:
Liesl Petterd
Company Secretary

Contact information
Nikki Panagopoulos
Fund Manager – AOF
aof@australianunity.com.au
Phone: +61 401 100 075

ASX Announcement – Australian Unity Office Fund

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 the Australian Unity Office Fund. AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

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)