

ASX Announcement – Australian Unity Office Fund

22 August 2024

Exchange of 64 Northbourne Avenue, Canberra Future of AOF

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) provides this announcement regarding the sale of 64 Northbourne Avenue, Canberra and the future of AOF (including its intention in respect of 468 St Kilda Road, Melbourne and the distribution of proceeds from recent asset sales).

Sale of 64 Northbourne Avenue, Canberra

AUIREL has entered into an unconditional contract for the sale of 64 Northbourne Avenue, Canberra for a net sale price of \$21.2 million¹. The sale price represents an approximate 10% discount to the draft 30 June 2024 independent valuation of \$23.55 million.

Settlement is expected to occur in November 2024. Following settlement, AUIREL intends to terminate AOF's debt facility and declare a special distribution of at least 9 cents per unit, to be paid to unitholders as soon as practical after settlement.

Future of AOF: Intention to seek unitholder approval to dispose of AOF's main undertaking

As announced to the ASX on 12 July 2024, unless and until AUIREL makes the determination to dispose of AOF's main undertaking and has obtained AOF unitholder approval to do so in accordance with the ASX Listing Rules, AOF is unable to return to unitholders any proceeds from the sales of 2 - 10 Valentine Avenue, Parramatta (settlement expected in March 2025) and 150 Charlotte Street, Brisbane (settlement expected in April 2025).

AUIREL will continue discussions with prospective buyers regarding the potential sale of 468 St Kilda Road, Melbourne.

Subject to the progress of those discussions, market conditions, and any superior proposal, AUIREL currently intends to make a determination to dispose of its main undertaking (including the distribution to unitholders of proceeds of relevant asset sales) and seek unitholder approval to do so in accordance with ASX Listing Rule 11.2.

Authorised by:

AUIREL Disclosure Committee

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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`

¹ Reflects net sale price excluding transaction costs.

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