

ASX Announcement – Australian Unity Office Fund

18 November 2024

Settlement of 64 Northbourne Avenue, Canberra and announcement of special distribution

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) is pleased to announce that the sale of 64 Northbourne Avenue, Canberra has settled.

On 22 August 2024 it was announced that a contract for the sale of 64 Northbourne Avenue, Canberra had been exchanged for a net sale price of \$21.2 million¹.

Following settlement AUIREL is today declaring a special distribution of 9.0 cents per unit.

The payment of the distribution is expected to be made in accordance with the following timetable:

Ex-distribution date	21 November 2024
Record date	22 November 2024
Payment date ²	6 December 2024

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>

Debt Facility

AUIREL also confirms that AOF's debt facility has been terminated.

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 disposal costs.

² Payment date is indicative only and subject to change.

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