

# ASX Announcement – Australian Unity Office Fund

13 December 2024

## Conditional Sale of 468 St Kilda Road, Melbourne

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) refers to its announcement of 21 November 2024 regarding the Proposal to, amongst other matters, dispose of AOF's main undertaking, along with the associated Explanatory Memorandum and Notice of Meeting (**Explanatory Memorandum**).

The Extraordinary General Meeting to approve the Proposal is to be held on Tuesday, 17 December 2024 at 10.00am (AEDT) at 271 Spring Street, Melbourne.

### Sale of 468 St Kilda Road, Melbourne

Further to the disclosure in the 21 November announcement and the Explanatory Memorandum with respect to the sale process for 468 St Kilda Road, Melbourne, including entry into a non-binding Heads of Agreement for the sale, AUIREL confirms that it has now entered into a binding conditional contract for the sale of 468 St Kilda Road, Melbourne reflecting expected net proceeds, excluding disposal costs, of \$41.5 million.

The contract is conditional only on AOF unitholder approval being obtained for the disposal of AOF's main undertaking.

Subject to receiving AOF unitholder approval, settlement of 468 St Kilda Road is expected to occur by March 2025.

### Confirmation of expected proceeds from the Proposal

Following entry into the contract of sale for 468 St Kilda Road, Melbourne, AUIREL confirms that its expectations in relation to potential AOF unitholder return from the Proposal remain unchanged from those set out in the Explanatory Memorandum.

Subject to the Proposal being approved by AOF unitholders, AUIREL confirms that it expects to return aggregate proceeds to AOF unitholders from the Proposal of between \$1.20 to \$1.23 per unit<sup>1</sup>, inclusive of the 9 cent per unit special distribution paid to AOF unitholders on 6 December 2024. Excluding the 9 cent per unit special distribution, AUIREL expects to return aggregate net proceeds from the Proposal of between \$1.11 and \$1.14 per unit<sup>2</sup>.

### Timetable for the Proposal

The indicative timetable for implementation of the Proposal as set out in the Explanatory Memorandum also remains unchanged.

---

<sup>1</sup> AOF unitholders will only be eligible to receive this aggregate return if they were on the register on the record date for the special distribution from the sale of 64 Northbourne Avenue, Canberra and are on the register for each of the record dates for the distributions under the Proposal and continue to hold their AOF units through the winding up.

<sup>2</sup> AOF unitholders will only be eligible to receive this aggregate return if they are on the register on each of the record dates for the distributions under the Proposal and continue to hold their AOF units through the winding up.

# ASX Announcement – Australian Unity Office Fund

## Directors' recommendation in relation to Proposal

The Directors of AUIREL continue to unanimously recommend that AOF Unitholders vote in favour of the Proposal, in the absence of a superior proposal.

### Authorised by:

AUIREL Disclosure Committee

### Contact information

Simon Beake

Portfolio Manager – AOF

Phone: +61 2 9256 8707

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

---

#### 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)