

ASX Announcement – Australian Unity Office Fund

21 March 2025

Update to settlement date of 2- 10 Valentine Avenue, Parramatta

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) provides an update to the settlement date for the sale of 2 – 10 Valentine Avenue, Parramatta.

On 12 July 2024 AUIREL announced that a contract for the sale of 2 – 10 Valentine Avenue, Parramatta had been exchanged for a net sale price of \$80.5 million¹.

Settlement was originally proposed for late March 2025. Following a request from the purchaser, AUIREL has agreed to defer settlement until late April 2025. The purchaser has provided an additional cash deposit and compensation for this delay.

AUIREL confirms its previously released distribution guidance for a special distribution of \$0.40 per unit to be paid following the settlement of 2- 10 Valentine Avenue Parramatta.

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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