



Announcement Summary

Entity name

AUSTRALIAN UNITY OFFICE FUND

Security on which the Distribution will be paid

AOF - ORDINARY UNITS FULLY PAID

Announcement Type

New announcement

Date of this announcement

22/4/2025

Distribution Amount

AUD 0.40000000

Ex Date

29/4/2025

Record Date

30/4/2025

Payment Date

16/5/2025

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

AUSTRALIAN UNITY OFFICE FUND

1.2 Registered Number Type

ARSN

Registration Number

113369627

1.3 ASX issuer code

AOF

1.4 The announcement is

New announcement

1.5 Date of this announcement

22/4/2025

1.6 ASX +Security Code

AOF

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Special

2A.2 The Dividend/distribution:

does not relate to a specific period within the financial year in which it was paid

2A.4 +Record Date

30/4/2025

2A.5 Ex Date

29/4/2025

2A.6 Payment Date

16/5/2025

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.



No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?

Actual

AUD 0.40000000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3B - Special dividend/distribution

3B.1 Is the special dividend/distribution estimated at this time?

No

3B.1a Special dividend/distribution estimated amount per +security

AUD

3B.1b Special dividend/distribution amount per +security

AUD 0.40000000

3B.2 Is special dividend/distribution franked?

No

3B.3 Percentage of special dividend/distribution that is franked

0.0000 %

3B.4 Special dividend/distribution franked amount per +security

AUD 0.00000000

3B.5 Percentage of special dividend/distribution that is unfranked

100.0000 %

3B.6 Special dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.40000000

3B.7 Special dividend/distribution conduit foreign income amount per +security

AUD 0.00000000



Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97		
Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		
Gross cash distribution	9.121		
Interest exempt from withholding	9.122		
Capital Gains discount method Non-Taxable Australian property	9.124		
Capital gains other Non-Taxable Australian property	9.126		
Other income	9.130		
Royalties	9.135		
NCMI			
Excluded from NCMI			



Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary