

ASX Announcement – Australian Unity Office Fund

14 May 2025

Fund Payment Notice

Australian Unity Investment Real Estate Limited (**AUIREL**), as Responsible Entity of Australian Unity Office Fund (**ASX: AOF**), is pleased to confirm that the special distribution with record date 30 April 2025 is 40.0000 cents per unit, to be paid on 16 May 2025.

Estimated tax components

AOF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ended 30 June 2025.

The following estimated components for the distribution are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* (the Act) (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments), and should not be used for any other purpose.

Component	Distribution (Cents per unit)	Fund Payment (Cents per unit)
Interest	-	-
Other assessable Australian sourced income	-	-
Other non-attributable amount (tax deferred)	40.0000	-
Total	40.0000	-

The above estimated components are based on information currently available. For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of nil cents per unit in respect of the distribution.

Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2025 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2025.

The Distribution Reinvestment Plan (DRP) for AOF is not currently open.

Authorised by:

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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 the Australian Unity Office Fund.
AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

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