

ASX Announcement – Australian Unity Office Fund

25 August 2025

150 Charlotte Street update and withdrawal of distribution guidance

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) refers to its announcement of 14 July 2025 (**July Update**) and provides this further update relating to the sale of 150 Charlotte Street, Brisbane (**Charlotte Street**).

Purchaser default

On 18 April 2024, AOF entered into a contract of sale for Charlotte Street for a net sale price of \$61.5 million, with settlement to occur in April 2025.

Following a request from the purchaser, on 22 April 2025 AOF announced that it had agreed to defer settlement until August 2025. In reaching this agreement the net sale price was increased to \$63.5 million.

On 14 July 2025, AOF announced that the purchaser had provided it with an indicative alternate proposal that would allow settlement to occur at the current contracted net sale price of \$63.5 million, however settlement would be structured such that 50% of the proceeds would be received immediately at settlement and 50% of the proceeds would be deferred for up to 2 years.

AUIREL sought urgent confirmation from the purchaser that, notwithstanding the indicative alternate proposal, the purchaser would be in position to settle the sale of Charlotte Street in accordance with the existing terms and conditions, including full payment of the net sale price. No confirmation was received, with uncertainty continuing as to whether the sale of Charlotte Street would settle in accordance with the existing sale terms.

Settlement was due to occur by 4.00 pm on 22 August 2025. However, the purchaser has defaulted in relation to its payment obligations and failed to complete settlement by that time. A notice of default was subsequently issued to the purchaser.

Under the terms of the contract, the purchaser has to remedy its default by 8 September 2025 failing which the contract may be terminated by AUIREL. In the event of termination for default, the \$4.8375 million cash deposit currently held by AOF will be retained by AOF.

Updated independent valuation

Given the uncertainty regarding the settlement of Charlotte Street, AUIREL commissioned an independent valuation of the property which has been received and considered by the AUIREL Board following the default. The independent valuation has assessed the fair value of Charlotte Street at \$52.5 million. The valuation reflects that Charlotte Street is currently 96% vacant.

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Revised offer

On 24 August 2025 AOF received a revised offer from the purchaser to acquire Charlotte Street for \$54.5 million (inclusive of the \$4.8375 million deposit currently held by AOF), with settlement in March 2026. The revised offer is subject to contract. The Board of AUIREL is considering the revised offer.

Withdrawal of distribution guidance

As noted in the July Update, the forecast distribution guidance provided on 22 April 2025 assumed that Charlotte Street would settle in August 2025 in accordance with the existing terms of the contract of sale. AOF today withdraws the previously provided distribution guidance.

Release of results

AOF's results for the year ending 30 June 2025 are expected to be released on Thursday 28 August 2025.

AOF notes that it had approximately \$26 million of cash and cash equivalents as at 30 June 2025, which included the \$4.8375 million deposit received for Charlotte Street.

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`

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