

ASX Announcement – Australian Unity Office Fund

22 April 2025

Market Update

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) provides this update regarding the sales of 2 – 10 Valentine Avenue, Parramatta (Valentine Avenue) and 150 Charlotte Street, Brisbane (Charlotte Street).

Updated guidance on forecast distributions also being provided.

Settlement of Valentine Avenue and Special Distribution

On 12 July 2024 it was announced that a contract for the sale of Valentine Avenue had been exchanged, for a net sale price of \$80.5 million¹. AUIREL is pleased to announce that the sale of Valentine Avenue has settled.

Following settlement AUIREL has declared a special distribution of 40.0 cents per unit.

The payment of the distribution is expected to be made in accordance with the following timetable:

Ex-distribution date	29 April 2025
Record date	30 April 2025
Payment date ²	16 May 2025

Details of the estimated taxation components of the distribution will be made available on the AOF website on or before the distribution payment date at:

<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

Update to settlement date of Charlotte Street and net sale price

As previously announced, the contract of sale for Charlotte Street was exchanged on 18 April 2024 for a net sale price of \$61.5 million³, with settlement originally proposed for late April 2025.

Following a request from the purchaser, AUIREL has agreed to defer settlement of the sale until August 2025. In reaching this agreement, AUIREL has negotiated a \$2.0 million increase in the net sale price to \$63.5 million.

¹ Reflects net sale price excluding transaction costs.

² Payment date is indicative only and subject to change.

³ Reflects net sale price excluding transaction costs.

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Updated Guidance

AUIREL provides the following updated guidance, reflecting both the increase in the net sale price of Charlotte Street and revised timeline.

Forecast distributions	Amount
May 2025 special distribution (post settlement of 10 Valentine Avenue)	\$0.40 per unit
September 2025 forecast special distribution (post settlement of 150 Charlotte Street)	Up to \$0.48 per unit ⁴
Delisting, winding up and final distribution to occur in the months following settlement of 150 Charlotte Street	Up to \$0.03 per unit

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

⁴ As disclosed on 19 February 2025, AUIREL previously forecast the special distribution to be paid post settlement of Charlotte Street to be up to 47.0 cents per unit.