

ASX Announcement – Australian Unity Office Fund

19 February 2025

First half 2025 financial results and Investor Update

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), today announced AOF's half year 2025 financial results and released its results presentation.

Key Highlights:

- On 17 December 2024, over 99% of unitholders who voted, approved the disposal of AOF's main undertaking and delisting. Following delisting the Responsible Entity intends to wind-up AOF, which is not expected to occur before 30 June 2025
- As at 31 December 2024, AOF owned three properties, all of which are subject to sale contracts with settlement of each sale expected to occur in the second half of FY25
- Net Tangible Assets as at 31 December 2024: \$187 million, or \$1.14 per unit¹
- Proceeds from forecast special distributions and redemption of units: Between \$1.11 and \$1.14 per unit²

Forecast special distributions and redemption of units	Amount
March 2025 forecast special distribution (post settlement of 468 St Kilda Road)	\$0.24 per unit
April 2025 forecast special distribution (post settlement of 10 Valentine Avenue)	\$0.40 per unit
May 2025 forecast special distribution (post settlement of 150 Charlotte Street)	Up to \$0.47 per unit
Redemption of units between June 2025 and October 2025 ³	Up to \$0.03 per unit

Authorised by:
AUIREL Disclosure Committee

Contact information
Simon Beake
Portfolio Manager – AOF
Phone: +61 2 9256 8707

¹ The NTA includes a provision for estimated disposal costs from the sale of properties

² Forecast proceeds, distribution and redemption guidance is subject to settlement of the properties at the expected net sales proceeds in accordance with the sales contracts and finalisation of wind-up costs

³ Structure of redemption of units subject to tax and legal advice

ASX Announcement – Australian Unity Office Fund

About AOF

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.

Issuer:

Australian Unity Investment Real Estate Limited
271 Spring Street
Melbourne VIC 3000
ABN 86 606 414 368
AFSL: 477434

Registry Enquiries:

Australian Unity Office Fund Investor Services
1300 737 760 or
+61 2 9290 9600
(outside Australia)