

# ASX Announcement – Australian Unity Office Fund

28 February 2025

## Settlement of 468 St Kilda Road and special distribution

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) is pleased to announce that the sale of 468 St Kilda Road, Melbourne has settled.

On 13 December 2024 it was announced that a contract for the sale of 468 St Kilda Road, Melbourne had been exchanged for a net sale price of \$41.5 million<sup>1</sup>.

Following settlement AUIREL is today declaring a special distribution of 24.0 cents per unit.

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

Ex-distribution date	6 March 2025
Record date	7 March 2025
Payment date <sup>2</sup>	21 March 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>

**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`

<sup>1</sup> Reflects net sale price excluding disposal costs.

<sup>2</sup> Payment date is indicative only and subject to change.