

ASX Announcement – Australian Unity Office Fund

19 November 2019

Termination of Scheme Implementation Agreement and announcement of distribution

Australian Unity Investment Real Estate Limited (**AUIREL**), as Responsible Entity of Australian Unity Office Fund (ASX: **AOF**), refers to its announcement of 18 November 2019 regarding the results of the unitholder meeting to consider the trust scheme pursuant to which CHAB Office Pty Limited acting as trustee for the CHAB Office Trust would acquire all the issued units in AOF (**Scheme**).

As the first resolution was not passed, the Scheme will not proceed. As a result, AUIREL and CHAB Office Pty Limited as trustee for the CHAB Office Trust (**CHAB**) have terminated the Scheme Implementation Agreement (**SIA**) dated 2 September 2019 between AUIREL as Responsible Entity of AOF and CHAB Office Pty Limited as trustee for the CHAB Office Trust.

AUIREL notes the ASX announcement made by CHAB on 11 November 2019 that 'CHAB has no current intention of making a further offer for all of the units in AOF' and its further announcement yesterday that 'CHAB's acquisition of AOF will not be proceeding'.

Announcement of distributions

As announced on 24 September 2019, AUIREL resolved to suspend distributions for the quarter ended 30 September 2019 pending the outcome of the unitholder vote. As the Scheme will not be proceeding, AUIREL is proposing to pay a distribution for the period from 1 July 2019 to 30 November 2019.

AUIREL advises that the estimated distribution for the period from 1 July 2019 to 30 November 2019 is 4.00 cents per unit. The payment will be made in accordance with the following timetable:

Ex-distribution date:	28 November 2019
Record date:	29 November 2019
Payment date:	13 December 2019

The next distribution period will commence on 1 December 2019 and end on 31 December 2019. AUIREL is yet to determine the estimated amount of the distribution for this period, but expects that it will align with AOF's FY20 distribution guidance of 16.0 cent per unit¹ such that the total distributions declared for the half year to 31 December 2019 will be approximately half of the full year distribution guidance for the 2020 financial year.

Details of the estimated taxation components of the distribution will be made available on AOF's website prior to the distribution payment date, at <https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

The AOF Distribution Reinvestment Plan is not yet active, and will not be in operation for this distribution.

1. Subject to no material change in market conditions and no unforeseen circumstances.

ASX code:

AOF

Issuer:

Australian Unity Investment Real Estate Limited

ABN 86 606 414 368

AFSL 477434

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of nine office properties located across Australian metropolitan and CBD markets in Sydney, Adelaide, Melbourne, Brisbane and Canberra.

This announcement is issued by Australian Unity Investment Real Estate Limited ABN 86 606 414 368 AFSL 477434 (AUIREL). AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

Australian Unity is a health, wealth and living organisation providing products and services designed to help people thrive. More than one million Australians have created a bright future with us. Our businesses span operations providing healthcare, financial services, and retirement and living services, employing more than 7,500 people across Australia.

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