

ASX Announcement – Australian Unity Office Fund

2 November 2017

Successful completion of \$50 million Entitlement Offer

Australian Unity Investment Real Estate Limited (**Responsible Entity**) as responsible entity for Australian Unity Office Fund (**AOF or the Fund**) is pleased to announce the successful completion of its fully underwritten 1 for 6.25 accelerated non-renounceable entitlement offer (**Entitlement Offer**) to raise approximately \$50 million, announced to the market on Tuesday 10 October 2017.

The retail component of the Entitlement Offer (**Retail Entitlement Offer**) raised approximately \$25 million in total, of which existing retail unitholders took up approximately \$11.8 million. The Retail Entitlement Offer closed on Monday 30 October 2017.

New units to be issued in relation to the Retail Entitlement Offer are expected to be issued on Tuesday 7 November 2017 and commence trading on a normal settlement basis on Wednesday 8 November 2017. Holding statements will be despatched on Wednesday 8 November 2017.

For further information please contact:

Grant Nichols

Fund Manager

Australian Unity Office Fund

Phone: +61 2 9256 8731

Email: gnichols@australianunity.com.au

Mark Lumby

Head of Commercial Property

Australian Unity Wealth

Phone: +61 3 8682 4548

Email: mlumby@australianunity.com.au

ASX code:

AOF

Issuer:

Australian Unity Investment
Real Estate Limited

ABN 86 606 414 368

AFSL 477434

Enquiries:

Australian Unity Office
Fund Investor Services

1300 721 637 or

+61 2 8016 2890

(outside Australia)

Contact details:

114 Albert Road

South Melbourne VIC 3205

Tel: 13 29 39

ASX Announcement – Australian Unity Office Fund

About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of nine office properties (including the property at 150 Charlotte Street Brisbane) 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.

ASX code:

AOF

Issuer:

Australian Unity Investment
Real Estate Limited
ABN 86 606 414 368
AFSL 477434

Enquiries:

Australian Unity Office
Fund Investor Services
1300 721 637 or
+61 2 8016 2890
(outside Australia)

Contact details:

114 Albert Road
South Melbourne VIC 3205

Tel: 13 29 39