ASX Announcement – Australian Unity Office Fund

20 December 2017

Distribution for the period 1 October 2017 to 31 December 2017

Australian Unity Investment Real Estate Limited as Responsible Entity for the Australian Unity Office Fund (AOF) is pleased to announce the distribution for the period 1 October 2017 to 31 December 2017 will be 3.90 cents per unit.

The payment will be made in accordance with the following timetable:

Ex-distribution date:	28 December 2017
Record date:	29 December 2017
Payment date:	16 January 2018

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

Distribution Reinvestment Plan

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

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.