

ASX Announcement – Australian Unity Office Fund

20 March 2020

Starwood Offer lapses

Australian Unity Investment Real Estate Limited (**AUIREL**), as Responsible Entity of Australian Unity Office Fund (ASX: **AOF**), acknowledges the announcement today from Legs Bid Co Services Pty Ltd in its capacity as trustee for Legs Bid Trust (**Starwood Bidder**), a member of Starwood Capital Group, in relation to the lapse of its unsolicited off-market takeover offer to acquire all of the units in AOF (**Offer**).

The Offer was subject to a number of conditions which restricted the ordinary course operation of AOF, including a condition of no new financing. As announced by AOF yesterday the refinancing and extension of AOF's debt facility meant that this condition would not be satisfied. Starwood Bidder has confirmed that it will not declare its Offer free from this condition so the Offer will lapse and it will not dispatch its Bidder's Statement to AOF unitholders.

Authorised by the AUIREL Disclosure Committee.

Contact information

James Freeman
Fund Manager – AOF
Phone: 0458 286 250

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.

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:

271 Spring Street

Melbourne VIC 3000

Tel: 13 29 39