

22 October 2020

Shareholder Details

Dear Shareholder

I am pleased to provide you details about the 2020 Annual General Meeting (AGM) of Victory Offices Limited on Monday, 23 November 2020 at 10:00 am (Melbourne time) as a virtual meeting.

In line with temporary amendments to the AGM requirements in Australia and current regulatory guidance, the meeting this year will be held entirely online given the uncertainty and potential health risks associated with large gatherings during the COVID-19 pandemic. There will not be a physical venue for shareholders to attend.

Additionally, the determination issued by the Federal Treasurer permits a Notice of Meeting, and other information regarding a meeting to be provided online where it can be viewed and downloaded. Accordingly, this year the Notice of Annual General Meeting for Victory Offices Limited will not be mailed to shareholders. Instead, it is available for you to view and download at the company's website at <https://victoryofficeslimited.com>.

Your participation in the Annual General Meeting is important to us and we invite all shareholders and proxy holders to participate in the AGM virtually via the online platform at <https://agmlive.link/VOL20>. To do this, you will need a desktop or mobile/tablet device with internet access, and you will need to provide your details (including Shareholder Reference Number (SRN) or Holder Identification Number (HIN)) to be verified as a security holder or proxy holder.

The online platform will allow you to listen to the proceedings, view the presentations and ask questions of the Board and vote in real-time. Please note that each resolution considered at the Meeting will be determined on a poll.

We recommend logging in to the online platform at least 15 minutes prior to the scheduled start time for the AGM using the instructions provided in the Notice of Meeting and in the Virtual Annual General Meeting Online Guide, which can be accessed online on company's website at <https://victoryofficeslimited.com>.

In addition to the above, shareholder/proxyholder (as relevant) participation is possible by shareholders lodging the Proxy Form electronically at company's Share Registry at www.linkmarketservices.com.au or alternatively, returning it in the envelope provided or faxed to the share registry on +61 (0)2 9287 0309 so that it is received by 10:00am (Melbourne time) on Saturday, 21 November 2020, in order to be valid.

A Company presentation will be uploaded to company's website and the ASX platform prior to the Meeting. For a detailed overview of company's performance and operations for the year ended 30 June 2020, I encourage you to read the FY2020 Annual Report prior to the Meeting. The 2020 Annual Report can also be found on company's website or the ASX website.

Victory Offices Limited appreciates the understanding of our shareholders during this difficult time and we look forward to your virtual attendance and participation at the meeting.

Yours sincerely

A handwritten signature in blue ink that reads "Steve Bracks".

Hon Steve Bracks AC
Chairman