

ASX Announcement – Australian Unity Office Fund

21 December 2020

Estimated Distribution for the Period 1 October 2020 to 31 December 2020

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), is pleased to announce that the estimated distribution for the period 1 October 2020 to 31 December 2020 will be 3.75 cents per unit.

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

Ex-distribution date	30 December 2020
Record date	31 December 200
Payment date	29 January 2021

The Distribution Reinvestment Plan (DRP) is active for the December 2020 quarter distribution, allowing eligible unitholders to reinvest their distribution into new AOF units at a 1% discount¹. Participation in the DRP is available to unitholders with a registered address in Australia or New Zealand. To participate in the December quarter DRP, completed forms need to be received by the unit registry by 5.00pm AEDT time on 4 January 2021.

The DRP will remain active for future distributions unless otherwise determined by AUIREL. Unitholders will be notified if the DRP is suspended or the terms amended.

Unitholders can participate in the DRP by updating their details at <https://www.investorserve.com.au> or by contacting the unit registry on 1300 737 760 or +61 2 9290 9600.

For information regarding the DRP rules, refer to our website <https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

Details of the estimated taxation components of the distribution will be made available at the above website address prior to the distribution payment being made.

Authorised by:
Liesl Petterd
Company Secretary

Contact information
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¹ The VWAP is the arithmetic average of the volume weighted average price of AOF units sold during the Pricing Period (being 6 January 2021 to 19 January 2021) on ASX and Chi-X excluding any sales otherwise than in the ordinary course and any sales which AUIREL determines in its absolute discretion ought to be excluded on the basis that they may not be fairly reflective of genuine supply and demand.

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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 owned equally by subsidiaries of Australian Unity Limited ABN 23 087 648 888 and Keppel Capital Holdings Pte Ltd CRN 201302079N, the asset management arm of Singapore-based Keppel Corporation Limited CRN 196800351N.

Issuer:

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Registry Enquiries:

Australian Unity Office Fund Investor Services
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(outside Australia)