



Update Summary

Entity name

AUSTRALIAN UNITY OFFICE FUND

Security on which the Distribution will be paid

AOF - ORDINARY UNITS FULLY PAID

Announcement Type

Update to previous announcement

Date of this announcement

Monday January 25, 2021

Reason for the Update

Distribution amount is now final, and notification of DRP price.

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

AUSTRALIAN UNITY OFFICE FUND

1.2 Registered Number Type

ARSN

Registration Number

113369627

1.3 ASX issuer code

AOF

1.4 The announcement is

☒ Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Distribution amount is now final, and notification of DRP price.

1.4b Date of previous announcement(s) to this update

Monday December 21, 2020

1.5 Date of this announcement

Monday January 25, 2021

1.6 ASX +Security Code

AOF

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

☒ Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Thursday December 31, 2020



2A.4 +Record Date

Thursday December 31, 2020

2A.5 Ex Date

Wednesday December 30, 2020

2A.6 Payment Date

Friday January 29, 2021

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

☒ No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?

☒ Actual

AUD 0.03750000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

☒ No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

☒ We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

☒ Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

☒ Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

☒ No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.03750000

**3A.1a(i) Date that actual ordinary amount will be announced**

Monday January 25, 2021

Estimated or Actual?☒ Actual**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.03750000

3A.2 Is the ordinary dividend/distribution franked?☒ No**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.03750000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79	0.000002	<input checked="" type="checkbox"/> Estimated
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97	0.012948	<input checked="" type="checkbox"/> Estimated



Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		
Gross cash distribution	9.121	0.037500	☑ Actual
Interest exempt from withholding	9.122		
Capital Gains discount method Non-Taxable Australian property	9.124		
Capital gains other Non-Taxable Australian property	9.126		
Other income	9.130	0.024550	☑ Estimated
Royalties	9.135		
NCMI			
Excluded from NCMI			

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

☑ Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Monday January 4, 2021 17:00:00

4A.3 DRP discount rate

1.0000 %

4A.4 Period of calculation of reinvestment price**Start Date**

Wednesday January 6, 2021

End Date

Tuesday January 19, 2021

4A.5 DRP price calculation methodology

DRP units will be issued at a 1 percent discount to the Volume Weighted Average Price (VWAP) of AOF units sold on ASX and Chi X over a ten day trading period commencing on 6 January 2021 and ending on 19 January 2021.

4A.6 DRP Price (including any discount):

AUD 2.12830

4A.7 DRP +securities +issue date

Friday January 29, 2021

4A.8 Will DRP +securities be a new issue?

☑ Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

☑ Yes



4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

☒ No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

☒ No

4A.11 Are there any other conditions applying to DRP participation?

☒ No

4A.12 Link to a copy of the DRP plan rules

<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

4A.13 Further information about the DRP

Participation in the DRP is extended to unitholders with a registered address in Australia or New Zealand only.

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary