

ASX Announcement – Australian Unity Office Fund

3 May 2021

Q3 FY21 Market Update Continued solid rent collections, strong leasing outcomes and high occupancy

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF) is pleased to provide a market update for the third quarter of FY21.

Key highlights for Q3 FY21 include:

- Conditional contract entered into for the sale of 241 Adelaide Street, Brisbane for \$31.5 million.
- Leases and Heads of Agreement reached for eight transactions, equating to approximately 3,280 sqm (representing approximately 3.0% of portfolio Net Lettable Area (NLA)).
- Total leasing for FY21 now equates to approximately 14,300 sqm (representing 13.2% of portfolio NLA), with approximately 12,000 sqm of leases executed and 2,300 sqm of Heads of Agreement.
- Occupancy as at 31 March 2021 is 95.2%¹.
- Rental collections, including the collection of arrears, were over 100% of billing during the quarter. Excluding payment of arrears, rent collections were 97% during the quarter.
- FY21 FFO guidance of 18.3 18.7 cpu and FY21 distribution guidance of 15.0 cpu is reaffirmed².

James Freeman, AOF's Fund Manager said:

"AOF's portfolio continues to perform well. Pleasingly occupancy has been maintained at over 95% and rent collections remained high. We are continuing to see tenant enquiry and we remain in active dialogue with the Fund's major tenants around future space and accommodation requirements.

"From a portfolio construction perspective, we were pleased to enter a conditional contract for the sale of 241 Adelaide Street, Brisbane for \$31.5 million during the quarter. The purchaser continues to work through the conditions precedent with a target settlement prior to 30 June 2021."

"Employers generally remain focused on affordability, and employees are seeking to work closer to home, while still enjoying excellent amenity and accessibility. AOF's portfolio,

¹ By Net Lettable Area (NLA)

² For 12 months to 30 June 2021 and subject to no material change in market conditions, no material change to the portfolio and no unforeseen events.



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located in metropolitan and smaller CBD markets, is well positioned to take advantage of these market dynamics and continues to attract high quality tenants."

"Finally, the board and management, together with our adviser, continue to progress the Strategic Assessment to examine options to maximise returns to, and unlock value for, unitholders. The board currently expects to be able to communicate further progress on the Strategic Assessment during, or shortly after, the fourth quarter of FY21."

Authorised by:

AUIREL Disclosure Committee

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of 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.