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

27/7/2021

Reason for the Update

Distribution amount is now final

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

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

23/6/2021

1.5 Date of this announcement

27/7/2021

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)

30/6/2021



2A.4 +Record Date

30/6/2021

2A.5 Ex Date

29/6/2021

2A.6 Payment Date

29/7/2021

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?

☑ No

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

Estimated or Actual?

r

announced

_ Actual

100.0000 %

27/7/2021

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

3A.5 Percentage amount of dividend which is unfranked

AUD 0.00000000

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

Unfranked dividends not

declared to be conduit foreign 9.80

income

Unfranked dividends declared 9.81

to be conduit foreign income

Assessable foreign source

income

9.91

Tax-free amounts 9.96

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

Part 5 - Further information

Excluded from NCMI

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

5.2 Additional information for inclusion in the Announcement Summary