

# ASX Announcement – Australian Unity Office Fund

1 July 2022

## Update on non-binding indicative proposal to acquire Australian Unity Office Fund

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) notes its announcement dated 3 June 2022 (**3 June Announcement**) in relation to the non-binding, indicative proposal from Aliro Group, on behalf of the Aliro Group Office Value Fund (AGOVF) (collectively, **Aliro**) to acquire all the issued units in AOF for \$2.45 cash per AOF unit (**Offer Price**), by way of a trust scheme (**Proposal**).

An independent board committee (IBC) comprising the independent directors of AUIREL was established by AUIREL to consider the Proposal.

As outlined in the 3 June Announcement, AUIREL and Aliro entered into an Exclusivity Deed that provided Aliro with exclusive due diligence. The Exclusivity Deed required Aliro to make certain confirmations to AUIREL on 30 June 2022, being four weeks after the Exclusivity Deed was entered into. These confirmations included that Aliro was continuing in good faith to diligently pursue the Proposal at a price per AOF unit not lower than the Offer Price.

After market on 30 June 2022, AUIREL received correspondence from Aliro requesting a two week extension to the Exclusivity Period. Aliro also advised AUIREL that within this extended two week period Aliro intends to revert to AUIREL with an updated Proposal. Aliro noted in its correspondence to AUIREL that it is continuing to conduct its diligence enquiries in good faith.

The IBC has considered Aliro's request and determined to extend the Exclusivity Period to 15 July 2022.

### No action is required by AOF unitholders at this time

No action is required by AOF unitholders at this time. AUIREL will keep AOF unitholders fully informed as required.

### Further information

AOF Unitholders can obtain further information by calling the AOF unitholder information line on 1300 158 729 (within Australia) or +61 2 9066 4058 (outside Australia) between 9.00am and 5.00pm (AEST) Monday to Friday.

### Advisers

AUIREL is being advised by Highbury Partnership as financial adviser and King & Wood Mallesons as legal adviser.

#### Authorised by:

AUIREL Independent Board Committee

#### Contact information

Nikki Panagopoulos  
Fund Manager – AOF  
Phone: +61 401 100 075

---

#### Issuer:

Australian Unity Investment Real Estate Limited  
271 Spring Street  
Melbourne VIC 3000  
ABN 86 606 414 368  
AFSL: 477434

#### Registry Enquiries:

Australian Unity Office Fund Investor Services  
1300 737 760 or  
+61 2 9290 9600  
(outside Australia)

# ASX Announcement – Australian Unity Office Fund

## **About AOF**

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of 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) as responsible entity of Australian Unity Office Fund. 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 Capital Limited CRN 196800351N.

---

**Issuer:**

Australian Unity Investment Real Estate Limited  
271 Spring Street  
Melbourne VIC 3000  
ABN 86 606 414 368  
AFSL: 477434

**Registry Enquiries:**

Australian Unity Office Fund Investor Services  
1300 737 760 or  
+61 2 9290 9600  
(outside Australia)