

# ASX Announcement – Australian Unity Office Fund

4 April 2023

## Distribution guidance

Australian Unity Investment Real Estate Limited (AUIREL) as Responsible Entity of Australian Unity Office Fund (ASX: AOF) is pleased to provide distribution guidance for the June 2023 quarter.

Distribution guidance of 22.50 cents per unit is provided for the June 2023 quarter.<sup>1</sup> The distribution guidance includes a special distribution of 20.00 cents per unit.

AOF will confirm details of the distribution, including the Record Date and Payment Date, in June 2023.

Nikki Panagopoulos, AOF Fund Manager said:

“AOF’s strong balance sheet is a result of delivering on approximately \$220 million of asset sales during Financial Year 2023. This has provided the opportunity to return capital to unitholders through a special distribution while still maintaining capacity to execute on refurbishment and asset repositioning strategies.”

“We remain committed to maximising returns for unitholders by continuing to focus on leasing outcomes, active asset management and portfolio construction.”

### Authorised by:

AUIREL Disclosure Committee

### Contact information

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Fund Manager – AOF

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### About AOF

AOF is an ASX-listed REIT that wholly owns a portfolio of properties located across Australian metropolitan and CBD markets.

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 a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

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<sup>1</sup> Distribution guidance is subject to no material change in AOF’s portfolio, no material change in current market conditions and no unforeseen events

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