

ASX Announcement – Australian Unity Office Fund

22 March 2024

Market update

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) provides this market update.

As previously announced by AOF, including at its recent half year results in February 2024, AOF's investment objective is to maximise returns for unitholders through:

- owning Australian real estate assets in metropolitan and CBD markets;
- generating income by delivering and maintaining sustainable occupancy levels, including through repositioning assets;
- as appropriate, divesting assets and returning capital to unitholders.

AOF continues to be pro-active in terms of asset sales and active asset management and confirms that it is in exclusive due diligence in relation to a potential sale of 150 Charlotte Street, Brisbane. While discussions are ongoing no binding agreement has been reached and until such time there can be no certainty that any sale will proceed and on what terms.

AOF will keep the market updated in accordance with its continuous disclosure obligations.

Authorised by:

AUIREL Disclosure Committee

Contact information

Nikki Panagopoulos

Fund Manager – AOF

Phone: +61 401 100 075

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.

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)