

ASX Announcement – Australian Unity Office Fund

4 September 2025

150 Charlotte Street rejection of revised offer

Australian Unity Investment Real Estate Limited (**AUIREL**), as Responsible Entity of Australian Unity Office Fund (**ASX: AOF**) refers to its announcement of 25 August 2025 (**August Update**) and provides this further update relating to the sale of 150 Charlotte Street, Brisbane (**Charlotte Street**).

As disclosed in the August Update, following the purchaser defaulting on its obligations to complete the existing contract of sale for Charlotte Street, AOF received a revised offer from the purchaser to acquire Charlotte Street for \$54.5 million (inclusive of the \$4.8375 million deposit currently held by AOF), with settlement in March 2026. The revised offer was subject to contract.

The Board of AUIREL has considered the revised offer and sought feedback, including from unitholders. Following consideration, the Board of AUIREL has unanimously determined that the revised offer is not in the best interests of AOF unitholders and has advised the purchaser that it has determined to reject the revised offer.

Under the terms of the existing contract of sale for Charlotte Street, the purchaser has until 8 September 2025 to remedy its default and complete the sale in accordance with its existing terms.

AUIREL will update the market in accordance with its continuous disclosure obligations.

Authorised by:
AUIREL Disclosure Committee

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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.