

ASX Announcement – Australian Unity Office Fund

23 September 2016

Distribution for the period 1 July 2016 to 30 September 2016

The Australian Unity Office Fund (AOF) today announced a distribution for the period 1 July 2016 to 30 September 2016 of 3.70 cents per unit.

The payment will be made in accordance with the following timetable:

Ex-distribution date: 29 September 2016

Record date: 30 September 2016

Payment date: 14 October 2016

Details of the estimated taxation components of the distribution will be made available on AOF's website prior to the distribution payment date, at <http://www.australianunityofficefund.com.au>.

Distribution Reinvestment Plan

The AOF Distribution Reinvestment Plan is not yet active, and will not be in operation for this distribution.

ASX code:

AOF

Issuer:

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of eight office properties located across Australian metropolitan and CBD markets in Sydney, Adelaide, Melbourne, Brisbane and Canberra. As at 30 June 2016 the portfolio had:

- a book value of \$392.8 million,
- an occupancy rate of 94.73% by area,
- a WALE of 4.77 years by rental income, and
- a diversified income profile with approximately 90 tenants.