

## ASX Announcement – Australian Unity Office Fund

10 January 2019

### AOF asset valuation update

Australian Unity Investment Real Estate Limited (**AUIREL**) as Responsible Entity of Australian Unity Office Fund (ASX: **AOF**) announces that the following four properties have been externally valued as at 31 December 2018:

- 30 Pirie Street, Adelaide
- 150 Charlotte Street, Brisbane
- 32 Phillip Street, Parramatta
- 2 Eden Park Drive, North Ryde

Combined, these valuations have resulted in an overall increase of approximately \$0.2 million from the properties' book value immediately prior to valuation.

All four properties were previously revalued as at 30 June 2018 and there has been no change in the capitalisation rate of each respective property. The weighted average capitalisation rate across the portfolio remains at approximately 6.5%.

Further details relating to individual property valuations will be announced in AOF's half year 2019 results on Thursday, 7 February 2019.

### Contact information

Mark Lumby  
Fund Manager AOF and Head of Commercial Property  
Phone: 03 8682 4548

**ASX code:**

AOF

**Issuer:**

Australian Unity Investment Real Estate Limited

ABN 86 606 414 368

AFSL 477434

**Enquiries:**

Australian Unity Office Fund  
Investor Services

1300 721 637 or

+61 2 8016 2890

(outside Australia)

**Contact details:**

114 Albert Road

South Melbourne VIC 3205

Tel: 13 29 39

### About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of nine office 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). AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

Australian Unity is a health, wealth and living organisation providing products and services designed to help people thrive. More than one million Australians have created a bright future with us. Our businesses span operations providing healthcare, financial services, and retirement and living services, employing more than 7,500 people across Australia.