

ASX Announcement – Australian Unity Office Fund

21 June 2024

Settlement of 96 York Street, Beenleigh

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) is pleased to announce that the sale of 96 York Street, Beenleigh has settled.

On 25 January 2024 it was announced that a contract for the sale of 96 York Street, Beenleigh was exchanged for a gross sale price of \$29.7 million.

Net sale proceeds from the settlement have been used to repay all \$10 million of AOF's drawn debt and fund the June 2024 quarter distribution, with the balance held as cash.

AUIREL will make a separate announcement containing the details of the June 2024 quarter distribution.

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.

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