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

Contact information
Nikki Panagopoulos
Fund Manager – AOF
Phone: +61 401 100 075