

# ASX Announcement – Australian Unity Office Fund

18 November 2024

## Settlement of 64 Northbourne Avenue, Canberra and announcement of special distribution

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 64 Northbourne Avenue, Canberra has settled.

On 22 August 2024 it was announced that a contract for the sale of 64 Northbourne Avenue, Canberra had been exchanged for a net sale price of \$21.2 million<sup>1</sup>.

Following settlement AUIREL is today declaring a special distribution of 9.0 cents per unit.

The payment of the distribution is expected to be made in accordance with the following timetable:

|                           |                  |
|---------------------------|------------------|
| Ex-distribution date      | 21 November 2024 |
| Record date               | 22 November 2024 |
| Payment date <sup>2</sup> | 6 December 2024  |

Details of the estimated taxation components of the distribution will be made available on the AOF website on or before the distribution payment date at:

<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

### Debt Facility

AUIREL also confirms that AOF's debt facility has been terminated.

#### Authorised by:

AUIREL Disclosure Committee

#### Contact information

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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

<sup>1</sup> Reflects net sale price excluding disposal costs.

<sup>2</sup> Payment date is indicative only and subject to change.

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#### Issuer:

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