

ASX Announcement – Australian Unity Office Fund

26 July 2023

Fund Payment Notice

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), is pleased to announce that the final distribution for the period 1 April 2023 to 30 June 2023 is 25.0000 cents per unit, to be paid on 27 July 2023.

Estimated tax components

As at the date of this announcement, AOF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ended 30 June 2023.

The following estimated components for the period 1 April 2023 to 30 June 2023 are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* (the Act) (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments), and should not be used for any other purpose.

Component	Cents per unit
Discounted capital gains - TAP	25.0000
Gross cash distribution	25.0000
Discounted capital gains – TAP (non-cash attribution)	2.0137
AMIT CGT gross up (non-cash attribution)	27.0137
Total attribution	54.0274

The above estimated components are based on information currently available. For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a ‘fund payment’ amount of 54.0274 cents per unit in respect of the period 1 April 2023 to 30 June 2023.

Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2023 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2023.

The Distribution Reinvestment Plan (DRP) for AOF is not currently open.

Authorised by:

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Company Secretary

Contact information

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Issuer:

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AFSL: 477434

Registry Enquiries:

Australian Unity Office Fund Investor Services
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+61 2 9290 9600
(outside Australia)

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of properties located across Australian metropolitan and CBD markets.

This announcement is issued by Australian Unity Investment Real Estate Limited ABN 86 606 414 368 AFSL 477434 (AUIREL) as Responsible Entity of the Australian Unity Office Fund. AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

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