

ASX Announcement – Australian Unity Office Fund

27 January 2022

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 October 2021 to 31 December 2021 is 3.80 cents per unit, to be paid on 28 January 2022.

Estimated tax components

AUIREL considers that AOF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2022.

The following estimated components for the period 1 October 2021 to 31 December 2021 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
Other assessable Australian income	2.6194
Other non-attributable amounts (Tax deferred)	1.1806
Gross cash distribution	3.8000

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 2.6194 cents per unit in respect of the period 1 October 2021 to 31 December 2021.

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 2022 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2022.

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

Authorised by:
Liesl Petterd
Company Secretary

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

ASX Announcement – Australian Unity Office Fund

About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of 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 owned equally by subsidiaries of Australian Unity Limited ABN 23 087 648 888 and Keppel Capital Holdings Pte Ltd CRN 201302079N, the asset management arm of Singapore-based Keppel Capital Limited CRN 196800351N.

Issuer:

Australian Unity Investment Real Estate Limited
271 Spring Street
Melbourne VIC 3000
ABN 86 606 414 368
AFSL: 477434

Registry Enquiries:

Australian Unity Office Fund Investor Services
1300 737 760 or
+61 2 9290 9600
(outside Australia)