

ASX Announcement – Australian Unity Office Fund

17 July 2020

Fund Payment Notice

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of the Australian Unity Office Fund (ASX: AOF), announces that the final distribution for the period 1 April 2020 to 30 June 2020 is 3.00 cents per unit, to be paid on 23 July 2020.

Distribution Reinvestment Plan

The AOF Distribution Reinvestment Plan is not yet active and will not be in operation for this distribution.

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 ended 30 June 2020.

The following estimated components for the period 1 April 2020 to 30 June 2020 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 (for dividend, interest and royalty payments), and should not be used for any other purpose.

Component	Cents per unit
Australian other income	1.6315
Other non-attributable amounts (tax deferred)	1.3685
Total distribution	3.0000

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 1.6315 cents per unit in respect of the period 1 April 2020 to 30 June 2020.

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 721 637 or
+61 2 8016 2890
(outside Australia)

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Important Note

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 2020 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2020.

Authorised by:

Liesl Petterd
Company Secretary

Contact information

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of nine office 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 Limited CRN 196800351N.

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