

ASX Announcement – Australian Unity Office Fund

9 September 2025

150 Charlotte Street termination of sale contract

Australian Unity Investment Real Estate Limited (**AUIREL**), as Responsible Entity of Australian Unity Office Fund (**ASX: AOF**) refers to its announcements of 25 August 2025 (**August Update**) and 4 September 2025 (**September Update**) and provides this further update relating to the sale of 150 Charlotte Street, Brisbane (**Charlotte Street**).

As disclosed in the August Update and September Update, on 22 August 2025 the purchaser under the contract of sale for Charlotte Street defaulted in relation to its payment obligations and failed to complete settlement as required. A notice of default was subsequently issued to the purchaser.

Under the terms of the contract of sale, the purchaser was required to remedy its default and complete the sale in accordance with its terms by 8 September 2025. The purchaser did not complete settlement by 8 September 2025.

AUIREL has terminated the contract of sale for Charlotte Street. The \$4.8375 million cash deposit held by AOF in respect of the sale of Charlotte Street will be retained by AOF.

AUIREL intends to re-market Charlotte Street for sale.

Authorised by:

AUIREL Disclosure Committee

Contact information

Simon Beake

Portfolio Manager – AOF

Phone: +61 2 9256 8707

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.

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)