

22 June 2026

**Australian Unity
Investment Real Estate Limited**
ABN 86 606 414 368
271 Spring Street
MELBOURNE VIC 3000
W [australianunityofficefund.com.au](https://www.australianunityofficefund.com.au)

Dear Unitholder

Notice of termination of the Australian Unity Office Fund

Australian Unity Investment Real Estate Limited (the **Responsible Entity**) as responsible entity of the Australian Unity Office Fund (the **Scheme**) refers to its announcement to the ASX dated 29 May 2026 (available at <https://www.australianunityofficefund.com.au/news-and-announcements>) (**29 May Announcement**).

Further to the 29 May Announcement, the Scheme was removed from the Official List of the ASX as at close of trading on 9 June 2026 and, on 17 June 2026, AUIREL completed the Initial Return of Proceeds, being the redemption of 19 AOF units for every 20 AOF units held by a unitholder as at 5.00pm on 10 June 2026 for a withdrawal price of 38 cents per unit.

The Responsible Entity indicated in the 29 May Announcement that, once these steps were complete, the Responsible Entity would determine to terminate and proceed to wind up the Scheme.

The Responsible Entity hereby gives written notice to AOF unitholders under clause 27.2(c) of the constitution of the Scheme dated 23 March 2005 (as amended) (the **Constitution**) that on 22 June 2026 it determined to terminate the Scheme and that the Scheme is therefore terminated.

As the Scheme has been terminated, the Responsible Entity will proceed to wind up the Scheme in accordance with clause 28 of the Constitution.

The winding up is expected to be completed during the second half of calendar year 2026.

AUIREL will keep AOF unitholders updated with respect to the winding up of AOF, including any final return of proceeds¹, via announcements on its website at:
<https://www.australianunityofficefund.com.au/news-and-announcements>

Further Information

For more information, please contact your financial adviser or Australian Unity Office Fund's Investor Services on 1300 737 760 or +61 2 9290 9600, email aof@australianunity.com.au.

Yours faithfully

W. Peter Day

Independent Non-Executive Director and Chairman
Australian Unity Investment Real Estate Limited

¹ AOF unitholders will only be eligible to receive the final return of proceeds if they continue to hold their AOF units through the winding up and are on the register of AOF unitholders on the record date for the final return of proceeds.