

ASX Announcement – Australian Unity Office Fund

26 February 2025

HY26 financial results and Charlotte Street Update

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), announces AOF's half year 2026 financial results.

Net Tangible Assets (NTA) as at 31 December 2025 were \$69.8 million, or \$0.42 per unit. The NTA reflects an updated independent valuation for 150 Charlotte Street, Brisbane (Charlotte Street) of \$45.0 million, \$25.2 million of cash and net liabilities of \$0.4 million.

AOF is currently marketing Charlotte Street, its sole remaining property, for sale. An expression of interest campaign for the sale of the property has been conducted.

AOF is currently in discussions with a preferred party for the sale of the property for \$40.0 million. The pro-forma 31 December 2025 NTA assuming a property value for Charlotte Street of \$40.0 million is \$0.39 per unit. There is no certainty that these discussions will result in the sale of the property or on what terms.

Following agreement of terms for the sale of Charlotte Street, AUIREL intends to seek unitholder approval to proceed with the sale, delisting and winding up of AOF, including the return of net disposal proceeds to AOF Unitholders.

Distribution guidance is not currently being provided due to the uncertainty surrounding the disposal of Charlotte Street.

Authorised by:

AUIREL Disclosure Committee

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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.

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