

ASX Announcement – Australian Unity Office Fund

8 May 2026

AOF Unitholder Approval

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) advises that at the AOF Extraordinary General Meeting held today, AOF unitholders approved the disposal of AOF's main undertaking and the delisting of AOF from the Australian Securities Exchange (**ASX**). Results of the meeting are attached.

Implementation

AUIREL will now proceed with the disposal of AOF's main undertaking and associated steps with respect to the cessation of AOF's real estate investment business, including the sale and settlement of AOF's last investment property 150 Charlotte Street, Brisbane (**Charlotte Street**), delisting from the ASX, returning net proceeds to AOF unitholders (after providing for current and future liabilities of AOF), and ultimately winding up AOF.

As announced on 9 April 2026, the contract for the sale of Charlotte Street was conditional on the:

- Purchaser receiving approval from the Foreign Investment Review Board (**FIRB**); and
- Approval of AOF unitholders.

On 15 April 2026 it was announced that the FIRB approval condition had been satisfied.

Following the approval of AOF unitholders today, it is confirmed that the condition regarding the approval of AOF unitholders has been satisfied. Accordingly, the sale of Charlotte Street is now unconditional.

Proceeds to be returned to AOF unitholders

AUIREL expects to return aggregate proceeds to Unitholders of between \$0.37 to \$0.38 per Unit¹. This assumes the settlement of Charlotte Street for \$40.0 million (excluding disposal costs and settlement adjustments).

The final amount returned to Unitholders may be higher or lower than this amount, noting that the sale contract remains subject to settlement risk, and the final costs of termination and winding up of AOF remain uncertain.

The net proceeds from the Asset Realisation and the majority of proceeds from cash and other net assets held on AOF's balance sheet (after providing for future and current liabilities of the Fund) are expected to be returned in mid to late June 2026, as soon as practicable after the delisting of AOF from the ASX.

The return of proceeds is expected to occur primarily through a compulsory redemption of AOF Units, but may also occur via one or more special distributions, or a combination of both,

¹ AOF unitholders will only be eligible to receive this aggregate return if they are on the register of AOF unitholders on each of the record dates for the return of proceeds and continue to hold their Units through winding up.

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)

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with the proportions to be determined by AUIREL Directors, acting in the best interests of AOF Unitholders.

Delisting and winding up of AOF

AUIREL intends to formally apply to the ASX for AOF's removal from the Official List of the ASX upon settlement of Charlotte Street.

Following delisting, AUIREL will proceed to winding up. The winding up may include the return of any residual cash to AOF unitholders after payment of all liabilities associated with the winding up (to the extent that AUIREL's estimate of and provision for these liabilities is higher than the actual liabilities), by way of a return of capital on the existing units and/or the redemption of some or all of their units.

Once the winding up of AOF is complete, unitholders will cease to hold their AOF units. AUIREL will then apply to ASIC for AOF to be deregistered.

Indicative timetable²

Event	Date
Asset Realisation:	
The settlement of the sale of Charlotte Street.	During May 2026
Delisting:	
Subject to the satisfaction of in-principle advice by ASX, and the completion of the Asset Realisation, AUIREL will take steps to delist AOF.	Early June 2026
AOF will be suspended from quotation at least two business days prior to Delisting.	
Following Delisting, AOF units will no longer be able to be traded on ASX.	

² This timetable is indicative only and subject to settlement of Charlotte Street in line with the sale contract. The Directors reserve the right to amend the timetable (including all dates) as required.

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Event	Date
Return of Proceeds: The return of proceeds to Unitholders including net proceeds from the Asset Realisation and the majority of proceeds from cash and other net assets held on AOF's balance sheet (after providing for future and current liabilities of the Fund). The Return of Proceeds is expected to occur primarily through a compulsory redemption of Units, but may also occur via one or more special distributions, or a combination of both, with the proportions to be determined by Directors, acting in the best interests of AOF Unitholders.	Mid to late June 2026
Winding up: Following the Delisting and Return of Proceeds, AUIREL will take steps to formally terminate and wind up AOF in the manner determined by the Directors to be most efficient for AOF Unitholders. This may include the return of any residual cash to AOF Unitholders after payment of all liabilities associated with the Winding Up (to the extent that AUIREL's estimate of and provision for these liabilities is higher than the actual liabilities), by way of a return of capital on the existing AOF Units and/or the redemption of some or all of their AOF Units. Once the Winding Up is complete, Unitholders will cease to hold any AOF Units. AUIREL will then apply to ASIC for AOF to be deregistered.	Expected to be in the second half of 2026

Authorised by:
AUIREL Disclosure Committee

Contact information
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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`

Australian Unity Office Fund
Unitholder Meeting
Friday, 08 May 2026
Results of Meeting

The following information is provided in accordance with section 251AA(2) of the Corporations Act 2001 (Cth) and ASX Listing Rule 3.13.2.

Resolution details		Instructions given to validly appointed proxies (as at proxy close)				Number of votes cast on the poll (where applicable)			Resolution Result	If s250U applies
Resolution	Resolution Type	For	Against	Proxy's Discretion	Abstain	For	Against	Abstain*	Carried / Not Carried	
1. Asset Realisation and Return of Proceeds. That, for the purposes of ASX Listing Rule 11.2 and for all other purposes, approval is given for the Proposal as described in this Explanatory Memorandum, on the terms and conditions set out in section 5 of this Explanatory Memorandum.	Ordinary	95,743,496 98.46%	85,924 0.09%	1,413,658 1.45%	10,223,134	97,177,453 99.91%	91,469 0.09%	10,223,134	Carried	N/A
2. Delisting. That, subject to and conditional on the passing of Resolution 1, and subject to the Asset Realisation being completed and to ASX granting all necessary approvals, for the purposes of ASX Listing Rule 17.11 and for all other purposes, the Fund be removed from the Official List of ASX on a date to be determined by ASX. (Special Resolution)	Special	95,693,980 98.42%	132,684 0.14%	1,399,121 1.44%	10,240,427	97,113,400 99.86%	138,229 0.14%	10,240,427	Carried	N/A

* Votes cast by a person who abstains on an item are not counted in calculating the required majority on a poll.