

ASX Announcement – Australian Unity Office Fund

29 May 2026

Settlement of 150 Charlotte Street, Brisbane ASX suspension and delisting Proceeds to be returned to unitholders

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) provides this update relating to the settlement of 150 Charlotte Street, Brisbane (**Charlotte Street**), the suspension of trading in AOF units and the delisting of AOF from the ASX and the return of proceeds to AOF unitholders.

Settlement of Charlotte Street

AUIREL refers to its announcement of 8 May 2026 confirming the sale of Charlotte Street was unconditional. AUIREL confirms Charlotte Street settled for \$40.0 million¹ on 29 May 2026.

Delisting of AOF

AUIREL has formally applied to ASX for the removal of AOF from the Official List of ASX. AUIREL has previously received in-principle advice from ASX that it would likely agree to the request for the removal of AOF upon the satisfaction of certain conditions, which were outlined in the Explanatory Memorandum and Notice of Extraordinary General Meeting dated 13 April 2026 (**NOM and EM**).

All of these conditions have now either been satisfied or AUIREL intends to satisfy them prior to 9 June 2026.

AUIREL intends to apply for AOF's units to be suspended from trading from close of trading on 3 June 2026 and it is intended that AOF will be delisted and removed from the Official List from the ASX on 9 June 2026. AUIREL has confirmed with ASX that these dates are in accordance with the delisting conditions.

The NOM and EM outlined the implications for unitholders of the delisting of AOF, and can be accessed [here](#).

Proceeds to be returned to AOF unitholders

As disclosed in the NOM and EM, AUIREL ultimately expects to return aggregate proceeds to AOF unitholders of between \$0.37 to \$0.38 per AOF unit².

AUIREL will return the net proceeds from the sale of Charlotte Street together with the majority of cash held on AOF's balance sheet to AOF unitholders (after providing for current and future liabilities of AOF) as soon as practicable following delisting (**Initial Return of Proceeds**).

¹ Reflects gross sale price and excludes any settlement adjustments and transaction costs.

² AOF unitholders will only be eligible to receive this aggregate return if they are on the AOF register on the record dates and continue to hold their AOF units through the winding up process.

Issuer:

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+61 2 9290 9600
(outside Australia)

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The Initial Return of Proceeds will be via a compulsory redemption of AOF units. AUIREL will redeem 19 AOF units for every 20 AOF units held by a unitholder on the record date for the Initial Return of Proceeds, with payment expected prior to 30 June 2026.

AOF unitholders will only be eligible to receive the Initial Return of Proceeds if they are on the AOF register on the record date for the Initial Return of Proceeds, which will be 5.00pm on 10 June 2026.

There may be tax consequences associated with the receipt of the Initial Return of Proceeds for AOF unitholders. Please refer to the tax information in the NOM and EM for further details.

Final Return of Proceeds

As part of the winding up process, AUIREL expects to make a final return of proceeds to AOF unitholders (**Final Return of Proceeds**)³.

The Final Return of Proceeds will reflect the residual cash of AOF after allowing for all liabilities of AOF and funding all costs of winding up. AUIREL expects to undertake the Final Return of Proceeds during the second half of calendar year 2026.

There may also be tax consequences associated with the Final Return of Proceeds. Please refer to the tax information in the NOM and EM for further information.

Access to information following delisting

Following delisting, AUIREL will keep AOF unitholders updated with respect to the termination and winding up of AOF via announcements on its website at:

<https://www.australianunityofficefund.com.au/news-and-announcements>

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

³ 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.

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