

ASX Announcement – Australian Unity Office Fund

14 April 2020

Fund payment notice

Australian Unity Investment Real Estate Limited as responsible entity of the Australian Unity Office Fund (AOF) considers that AOF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2020.

The following estimated components for the period 1 January 2020 to 31 March 2020 are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* (the Act) (for fund payments) and Subdivisions 12A-A and 12-F (for dividend, interest and royalty payments), and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0002
Australian other income	1.9472
Other non-attributable amounts (tax deferred)	2.0526
Total distribution	4.0000

The above estimated components are based on information currently available. For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 1.9472 cents per unit in respect of the period 1 January 2020 to 31 March 2020.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2020 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2020.

Authorised by: Liesl Petterd, Company Secretary

Contact Information

James Freeman
Fund Manager – AOF
Phone: 0458 286 250

ASX code:

AOF

Issuer

Australian Unity Investment Real Estate Limited

ABN 86 606 414 368

AFSL 477434

Enquiries:

Australian Unity Office Fund Investor Services

1300 721 637 or

+61 2 8016 2890

(outside Australia)

Contact details:

Australian Unity Limited

271 Spring Street

Melbourne VIC 3000

Tel: 13 29 39

About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of nine office properties located across Australian metropolitan and CBD markets in Sydney, Adelaide, Melbourne, Brisbane and Canberra.

This announcement is issued by Australian Unity Investment Real Estate Limited ABN 86 606 414 368 AFSL 477434 (AUIREL). AUIREL is owned by Australian Unity Keppel Capital Pty Ltd ABN 67 637 410 505, a joint venture company owned equally by subsidiaries of Australian Unity Limited ABN 23 087 648 888 and Keppel Capital Holdings Pte Ltd CRN 201302079N, the asset management arm of Singapore based Keppel Corporation Limited CRN 196800351N.