

ASX Announcement – Australian Unity Office Fund

25 January 2021

Fund Payment Notice and Distribution Reinvestment Plan

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), is pleased to announce that the final distribution for the period 1 October 2020 to 31 December 2020 is 3.75 cents per unit, to be paid on 29 January 2021.

Estimated tax components

AUIREL 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 2021.

The following estimated components for the period 1 October 2020 to 31 December 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 of the Act (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
Other assessable Australian income	2.4550
Other non-attributable amounts (Tax deferred)	1.2948
Gross cash distribution	3.7500

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 \$2.4550 per unit in respect of the period 1 October 2020 to 31 December 2020.

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 2021 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2021.

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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Distribution Reinvestment Plan

AOF's Distribution Reinvestment Plan (DRP) was available for the December 2020 quarter distribution, which enabled eligible unitholders to reinvest their distribution in new AOF units. Participation in the DRP is extended to unitholders with a registered address in Australia or New Zealand only.

AOF units were issued under the DRP at a 1% discount to the VWAP¹ from 6 January 2021 to 19 January 2021 (the Pricing Period). The resulting DRP price after the 10-day trading period was \$2.1283.

DRP price (for the quarter ending December 2020)	
VWAP ¹	\$2.1498
Discount (1%)	0.0215
DRP price	\$2.1283

Approximately 32% of unitholders by value elected to participate in the DRP for the quarter, reinvesting approximately \$2.0million back into the fund, further strengthening AOF's capital base.

The DRP will remain active for future distribution periods unless otherwise determined by AUIREL. Unitholders will be notified if the DRP is suspended or the terms amended.

For information regarding the DRP rules, please refer to our website

<https://www.australianunityofficefund.com.au/investor-centre/distributions-and-tax>

Unitholders can participate in the DRP by updating their details at

<https://www.investorserve.com.au> or by contacting the unit registry on 1300 737 760 or +61 2 9290 9600.

Authorised by:

Liesl Petterd
Company Secretary

Contact information

James Freeman
Fund Manager – AOF
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¹ The VWAP is the arithmetic average of the volume weighted average price of AOF units sold during the Pricing Period on ASX and Chi-X excluding any sales otherwise than in the ordinary course and any sales which AUIREL determines in its absolute discretion ought to be excluded on the basis that they may not be fairly reflective of genuine supply and demand.

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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 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 Capital Limited CRN 196800351N.

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