

ASX Announcement – Australian Unity Office Fund

23 September 2020

Estimated distribution for the period 1 July 2020 to 30 September 2020

Australian Unity Investment Real Estate Limited (AUIREL), as Responsible Entity of Australian Unity Office Fund (ASX: AOF), is pleased to announce the estimated distribution for the period 1 July 2020 to 30 September 2020 will be 3.75 cents per unit.

The payment will be made in accordance with the following timetable:

Ex-distribution date:	29 September 2020
Record date:	30 September 2020
Payment date:	27 October 2020

Details of the estimated taxation components of the distribution will be made available prior to the distribution payment date on the AOF website at:

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

Distribution Reinvestment Plan

AOF's Distribution Reinvestment Plan (DRP) will be activated for the distribution for the September 2020 quarter, allowing eligible unitholders to elect to reinvest their distribution in new AOF units.

AOF units will be issued under the DRP at a 1% discount to the VWAP¹ over a 10 day trading period commencing on 5 October 2020 and ending on 16 October 2020 (Pricing Period).

Participation in the DRP is extended to unitholders with a registered address in Australia or New Zealand only.

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, 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.

To participate in the September quarter DRP, completed forms will need to be received by the unit registry by 5.00pm Melbourne time on 1 October 2020.

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.

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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YEARS

**Australian
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Real Wellbeing

ASX Announcement – Australian Unity Office Fund

Authorised by:

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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 Corporation Limited CRN 196800351N.

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Registry Enquiries:

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