

ASX Announcement – Australian Unity Office Fund

20 December 2016

Distribution for the period 1 October 2016 to 31 December 2016

Australian Unity Investment Real Estate Limited as Responsible Entity for the Australian Unity Office Fund (AOF) is pleased to announce the distribution for the period 1 October 2016 to 31 December 2016 will be 3.70 cents per unit.

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

Ex-distribution date: 29 December 2016

Record date: 30 December 2016

Payment date: 16 January 2017

Details of the estimated taxation components of the distribution will be made available on AOF's website prior to the distribution payment date, at <http://www.australianunityofficefund.com.au>.

Distribution Reinvestment Plan

The AOF Distribution Reinvestment Plan is not yet active, and will not be in operation for this distribution.

ASX code:

AOF

Issuer:

Australian Unity Investment Real Estate Limited

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AFSL 477434

Enquiries:

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About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of eight 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 a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888.

The Australian Unity Group is a national healthcare, financial services and retirement living organisation that provides services to around 1,000,000 Australians, including 300,000 members nationwide and employs some 7,000 staff as at 30 June 2016.