

ASX Announcement – Australian Unity Office Fund

12 October 2016

Fund payment notice

Australian Unity Investment Real Estate Limited as responsible entity of the Australian Unity Office Fund ('AOF') considers that it is a managed investment trust for the purposes of subdivision 12-H of the Taxation Administration Act 1953 (Cth) ('Act') in respect of the period 1 July 2016 to 30 September 2016.

These estimated components are provided solely for the purposes of managed investment trust non-resident withholding tax under subdivision 12-H of the Act, and should not be used for any other purpose.

Component	Cents per unit
Australian interest	0.0000
Australian other income	0.0000
Tax deferred	3.7000
Total distribution	3.7000

The above estimated components are based on information currently available.

For the purposes of section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount of 0.0000 cents per unit in respect of the period 1 July 2016 to 30 September 2016.

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 annual tax statement which is expected to be sent to unitholders in August 2017.

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 8016 2890

(outside Australia)

Contact details:

Australian Unity Limited

114 Albert Road

South Melbourne VIC 3205

Tel: 13 29 39

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. As at 30 June 2016 the portfolio had:

- a book value of \$392.8 million,
- an occupancy rate of 94.73% by area,
- a WALE of 4.77 years by rental income, and
- a diversified income profile with approximately 90 tenants.