

ASX Announcement – Australian Unity Office Fund

12 October 2017

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 respect of the period 1 July 2017 to 30 September 2017.

The following estimated components for the period 1 July 2017 to 30 September 2017 are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of the *Taxation Administration Act 1953 (Cth)* (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	0.0020
Australian other income	1.7902
Tax deferred	2.1078
Total distribution	3.9000

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 1.7902 cents per unit in respect of the period 1 July 2017 to 30 September 2017.

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 2018 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2018.

About AOF

AOF is an ASX-listed REIT that wholly owns a diversified portfolio of eight office properties (nine including the property at 150 Charlotte Street Brisbane) 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.

Australian Unity is a health, wealth and living organisation providing products and services designed to help people thrive. More than one million Australians have created a bright future with us. Our businesses span operations providing healthcare, financial services, and retirement and living services, employing more than 7,500 people across Australia.

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

114 Albert Road

South Melbourne VIC 3205

Tel: 13 29 39