

ASX Announcement – Australian Unity Office Fund

10 April 2017

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 January 2017 to 31 March 2017.

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	0.0014
Australian other income	2.4920
Tax deferred	1.3066
Total distribution	3.8000

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 2.4920 cents per unit in respect of the period 1 January 2017 to 31 March 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 annual tax statement which is expected to be sent to unitholders in August 2017.

ASX code:

AOF

Issuer

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AFSL 477434

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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.

Australian Unity is a national health, wealth and living mutual company providing services to almost one million Australians, including 300,000 members as at 30 June 2016.