

# ASX Announcement – Australian Unity Office Fund

17 December 2024

## AOF Unitholder Approval

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) advises that at the AOF Extraordinary General Meeting held today, AOF unitholders approved the disposal of AOF's main undertaking and the delisting of AOF. Results of the meeting are attached.

### Implementation

AUIREL will now proceed with the disposal of AOF's main undertaking and associated steps with respect to the cessation of AOF's real estate investment business, including settlement of AOF's three remaining properties and returning net proceeds of property sales to AOF unitholders (after providing for current and future liabilities of the Fund), and ultimately delisting and winding up AOF.

### Proceeds to be returned to AOF unitholders

Following the settlement of 64 Northbourne Avenue, Canberra, AUIREL returned 9 cents per unit via a special distribution paid on 6 December 2024 to AOF unitholders who were on the register on 22 November 2024.

AUIREL expects to return aggregate net proceeds of between \$1.11 and \$1.14 per unit<sup>1</sup> from the settlements of its three remaining properties.

### Delisting and winding up of AOF

AUIREL intends to formally apply to ASX for AOF's removal from the Official List of the ASX upon settlement of the last property sale and following completion of the return of sale proceeds described above<sup>2</sup>.

Following delisting, AUIREL will proceed to winding up. The winding up may include the return of any residual cash to AOF unitholders after payment of all liabilities associated with the winding up (to the extent that AUIREL's estimate of and provision for these liabilities is higher than the actual liabilities), by way of a return of capital on the existing units and/or the redemption of some or all of their units.

Once the winding up is complete, unitholders will cease to hold their AOF units. AUIREL will then apply to ASIC for the Fund to be deregistered.

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<sup>1</sup> AOF unitholders will only be eligible to receive this aggregate return if they are on the register on each of the record dates for the distributions relating to the proceeds of each property sale and continue to hold their AOF units through the winding up.

<sup>2</sup> If the Directors determine it to be in the best interests of AOF unitholders, AUIREL may withhold a portion of the net proceeds from the sales of Valentine Avenue, Charlotte Street or St Kilda Road to fund the redemption of units during winding up. This will not impact the overall return that AOF unitholders receive from these sales and the return of sale proceeds will still be considered to be complete despite this withholding.

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## Indicative timetable<sup>3</sup>

Event	Date
Settlement of 468 St Kilda Road, Melbourne and return of net proceeds <sup>4</sup>	By March 2025
Settlements of 10 Valentine Avenue, Parramatta and 150 Charlotte Street, Brisbane and return of net proceeds <sup>4</sup>	During March 2025 and April 2025
Delisting <sup>5</sup>	Expected during May 2025
Winding up <sup>6</sup>	No earlier than June 2025

**Authorised by:**  
AUIREL Disclosure Committee

**Contact information**  
Simon Beake  
Portfolio Manager – AOF  
Phone: +61 2 9256 8707

This announcement is issued by Australian Unity Investment Real Estate Limited ABN 86 606 414 368, AFSL 477434 (AUIREL) as responsible entity of Australian Unity Office Fund. AUIREL is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888`

<sup>3</sup> Note this timetable is indicative only and AUIREL reserves the right to amend the timetable (including all dates) as required.

<sup>4</sup> AUIREL will return net proceeds, after providing for current and future liabilities of the Fund, from these sales to AOF unitholders.

<sup>5</sup> AOF is expected to be delisted within a month of the completion of the return of sale proceeds, at a time to be determined by ASX, but not before April 2025. As a result, AOF units will no longer trade on the ASX and there will not be an active market for AOF units.

<sup>6</sup> Following the delisting, AUIREL will take steps to formally terminate and wind up AOF in the manner determined by the Directors to be most efficient for AOF unitholders. Winding up is expected to be completed no earlier than June 2025 and may occur after this time.

**Australian Unity Office Fund  
General Meeting  
Tuesday, 17 December 2024  
Results of Meeting**

The following information is provided in accordance with section 251AA(2) of the Corporations Act 2001 (Cth).

Resolution details		Instructions given to validly appointed proxies (as at proxy close)				Number of votes cast on the poll (where applicable)			Resolution Result	If s250U applies
Resolution	Resolution Type	For	Against	Proxy's Discretion	Abstain	For	Against	Abstain*	Carried / Not Carried	
Resolution 1. (Asset Realisation and Return of Sale Proceeds) That, for the purposes of ASX Listing Rule 11.2 and for all other purposes, approval is given for the Proposal as described in this Explanatory Memorandum, on the terms and conditions set out in section 5 of the Explanatory Memorandum.	Ordinary	83,208,427 98.88%	257,285 0.31%	688,110 0.82%	13,932	83,926,761 99.69%	257,285 0.31%	13,932	Carried	NA
Resolution 2. (Delisting) That, subject to and conditional on the passing of Resolution 1, and subject to the Asset Realisation and Return of Sale Proceeds being completed to the satisfaction of the Directors and to ASX granting all necessary approvals, for the purposes of ASX Listing Rule 17.11 and for all other purposes, the Fund be removed from the Official List of ASX on a date to be determined by ASX.	Special	83,172,230 98.84%	249,785 0.30%	724,307 0.86%	21,432	83,926,761 99.70%	249,785 0.30%	21,432	Carried	NA

\* Votes cast by a person who abstains on an item are not counted in calculating the required majority on a poll.