

Australian Unity Office Fund

ARSN 113 369 627

Annual financial report and directors' report for the year ended 30 June 2026

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Contents	Page
Directors' report	2
Auditor's independence declaration	7
Consolidated statement of comprehensive income	8
Consolidated statement of financial position	9
Consolidated statement of changes in equity	10
Consolidated statement of cash flows	11
Notes to the consolidated financial statements	12
Directors' declaration	28
Independent auditor's report Australian Unity Office Fund	29

Directors' report

The directors of Australian Unity Investment Real Estate Limited (ABN 86 606 414 368), the Responsible Entity of Australian Unity Office Fund ("the Scheme"), present their report together with the consolidated financial statements of the Scheme and its controlled entity (the "Consolidated Entity") for the year ended 30 June 2026 and the auditor's report thereon.

Directors

The following persons were directors of the Responsible Entity and Members of the Audit & Risk Committee during the year and up to the date of this report:

W Peter Day	Independent Non-Executive Director and Chairman
Eve Crestani	Independent Non-Executive Director and Chairman of the Audit & Risk Committee
Greg Willcock	Independent Non-Executive Director

Company secretary

The company secretary of the Responsible Entity during the year and up to the date of this report is Liesl Petterd.

Principal activities

The Scheme is a Real Estate Investment Trust which is in the process of being wound up.

The appointed Investment Manager of the Scheme's assets is Australian Unity Funds Management Limited (ABN 60 071 497 115), a related party of the Responsible Entity.

Australian Unity Property Management Pty Ltd (ABN 76 073 590 600), a related party of the Responsible Entity, has been appointed to provide a number of property related services to the Scheme.

Investment objective and strategy

On 8 May 2026 unitholders refreshed the approvals for disposal of the Scheme's main undertaking and associated steps with respect to the cessation of the Scheme's real estate investment business, including the sale of the Scheme's last investment property, returning aggregate proceeds to the Scheme's unitholders, delisting from the ASX and ultimately winding up the Scheme. The Responsible Entity settled the Scheme's final investment property at 150 Charlotte Street, Brisbane, QLD on 29 May 2026.

The Scheme was removed from the official list of the Australian Stock Exchange on 9 June 2026.

A compulsory redemption of 19 Scheme units for every 20 Scheme units held by unitholders at a redemption price of \$0.38 per unit took place on 17 June 2026. A total of \$59.3m was paid to unitholders under the compulsory redemption. On 22 June 2026, the Responsible Entity resolved to terminate the Scheme with notice of termination being provided to unitholders.

The Responsible Entity intends to continue with the process of winding up the Scheme.

Review of operations

Results

The Scheme incurred a statutory loss for the year ended 30 June 2026 of \$9.8m (30 June 2025: loss \$35.6m) driven primarily by a net fair value decrement of investment properties of \$12.7m (2025: \$30.9m).. The Scheme's Net Tangible Assets (NTA) per unit was \$0.46 per unit at 30 June 2026 (30 June 2025: \$0.44 per unit).

150 Charlotte Street, Brisbane, QLD

Following unitholder approval on 8 May 2026 to refresh the approvals required for the disposal of the Scheme's main undertaking, the Responsible Entity completed the sale and settlement of the Scheme's final investment property, 150 Charlotte Street, Brisbane, QLD, on 29 May 2026. The property was sold for gross proceeds of \$40.0m excluding disposal costs and settlement adjustments.

Financial result

The following table summarises the loss for the year ended 30 June 2026 and provides a comparison to the loss for the year ended 30 June 2025.

\$'000	2026	2025
Rental income*	989	8,387
Property expenses	(1,856)	(6,405)
Straight lining of rental income and amortisation of leasing commissions and tenant incentives	(64)	(1,802)
Net property income	(931)	180
Interest income	1,078	846
Other income**	4,981	500
Net fair value loss on investment properties	(12,710)	(30,943)
Disposal costs***	(696)	(3,653)
Management fees	(397)	(1,126)
Borrowing and other related costs	-	(67)
Other expenses	(1,167)	(1,325)
Loss for the year	(9,842)	(35,588)

* Rental income excludes the impact of straight lining of rental income and amortisation of leasing commissions and amortisation of tenant incentives.

** Other income for the year ended 30 June 2026 represents the deposit retained following the unsuccessful sale of 150 Charlotte St, Brisbane, QLD.

*** Disposal costs for the year ended 30 June 2025 related to the disposal of 64 Northbourne Avenue, Canberra, ACT, 468 St Kilda Road, Melbourne, VIC, 2 - 10 Valentine Avenue, Parramatta, NSW and 150 Charlotte St, Brisbane, QLD. Disposal costs for the year ended 30 June 2026 relate to the disposal of 150 Charlotte St, Brisbane, QLD.

The following table summarises the Scheme's financial position as at 30 June 2026 and provides a comparison to 30 June 2025.

\$'000	2026	2025
Assets		
Investment properties	-	52,500
Total assets	3,892	78,507
Net assets	3,804	72,987
Number of units on issue	8,219	164,383

At 30 June 2026, the Scheme's net assets attributable to unitholders per unit was \$0.46 (2025: \$0.44).

Funds From Operations

The Scheme uses the Property Council of Australia's definition of Funds From Operations (FFO) as a key determinant of the level of distributions to pay.

FFO adjusts statutory Australian Accounting Standards profit for non-cash changes in investment properties, non-cash impairment of goodwill, non-cash fair value adjustments to financial instruments, amortisation of incentives and leasing costs, rental straight-line adjustments and other unrealised or one-off items.

When assessing FFO, Directors also add back rental abatement incentives to ensure consistency with the treatment of rent free incentives and fitout incentives.

Directors also add back disposal costs as these costs are one off in nature and not part of the underlying and recurring earnings of the Scheme.

A reconciliation of the statutory result to FFO and distributions is set out below for the year ended 30 June 2026 and 30 June 2025.

Funds From Operations (continued)

\$'000	2026	2025
Loss for the year	(9,842)	(35,588)
Adjusted for:		
Straight lining of rental income and amortisation of leasing commissions and tenant incentives	64	1,802
Other income*	(4,981)	(500)
Net fair value loss on investment properties	12,710	30,943
Disposal costs**	696	3,653
Rental abatement incentives	82	786
Directors' assessment of (Loss)/Funds from Operations	(1,271)	1,096
Ordinary distributions declared	-	658
Special distributions declared	-	119,999

Cents per unit	2026	2025
Directors' assessment of Funds/(Loss) from Operations	(0.08)	0.7
Ordinary distributions declared	-	0.4
Special distributions declared	-	73.0

*Other income for the year ended 30 June 2026 represents the deposit retained following the unsuccessful sale of 150 Charlotte St, Brisbane, QLD.

**Disposal costs for the year ended 30 June 2025 related to the disposal of 64 Northbourne Avenue, Canberra, ACT, 468 St Kilda Road, Melbourne, VIC, 2 - 10 Valentine Avenue, Parramatta, NSW and 150 Charlotte St, Brisbane, QLD. Disposal costs for the year ended 30 June 2026 relate to the disposal of 150 Charlotte St, Brisbane, QLD.

Distributions to unitholders

The distributions for the year were as follows:

	2026	2026	2025	2025
	\$'000	CPU	\$'000	CPU
30 September ordinary distribution	-	-	658	0.40
06 December special distribution	-	-	14,794	9.00
21 March special distribution	-	-	39,452	24.00
16 May special distribution	-	-	65,753	40.00
	<u>-</u>	<u>-</u>	<u>120,657</u>	<u>73.40</u>

Property portfolio

At 30 June 2026, the Scheme does not own any investment properties (2025: one property).

Outlook and guidance

The Responsible Entity intends to complete the orderly wind-up of the Scheme and, subject to finalisation of outstanding liabilities and regulatory requirements, expects to redeem the remaining Scheme units and wind-up the Scheme before 31 December 2026. Given the Scheme is in the process of being wound up, the financial report has not been prepared on a going concern basis. Refer to Note 2 for further details regarding the basis of preparation.

After accounting for additional expenses in the wind up of the Scheme, the directors of the Responsible Entity anticipate that the remaining amount to be returned to investors (through either distributions or redemptions or a combination thereof) to be in the range of \$0.37 per unit to \$0.40 per unit.

Risk considerations

Financial risks

Following the disposal of the Scheme's final property and return of capital to unitholders, the principal risks relate to the orderly management of remaining cash balances, settlement of outstanding liabilities and completion of the Scheme's wind-up process.

Events occurring after the end of the financial year

No matters or circumstances have arisen since 30 June 2026 that have significantly affected, or may significantly affect, the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme in future financial periods.

Significant changes in the state of affairs

In the opinion of the directors of the Responsible Entity, other than the decision to wind-up the Scheme, there were no significant changes in the state of affairs of the Scheme that occurred during the year, except those mentioned elsewhere in the report.

Environmental regulation

During the year, the Scheme's property operations were subject to environmental regulations under Australian law. There have been no known reportable breaches of these regulations.

Fees paid to and interests held in the Scheme by the Responsible Entity or its associates

Fees paid to the Responsible Entity and its associates out of Scheme property during the year are disclosed in note 16 to the consolidated financial statements.

Directors' fees were paid out of the Scheme property to independent directors of the Responsible Entity, except for the Director fees paid to Greg Willcock, who was an independent director for part of the year only, with these paid for by the Responsible Entity. Directors' fees paid during the year were \$275,000 (2025: \$275,000).

The number of interests in the Scheme held by the Responsible Entity or its associates as at the end of the year are disclosed in note 16 of the consolidated financial statements.

The number of units held by directors of the Responsible Entity in the Scheme are:

Director	Units at 30 June 2026
W Peter Day	2,900

At the date of this report, none of the other current directors of the Responsible Entity hold any units in the Scheme.

Units in the Scheme

The movement in units on issue in the Scheme during the year and the number of units on issue at 30 June 2026 is disclosed in note 8 of the consolidated financial statements.

The value of the Scheme's assets and liabilities are disclosed in the consolidated statement of financial position and derived using the basis set out in note 2 to the consolidated financial statements.

Indemnification and insurance of officers and auditors

While insurance cover is in place, no insurance premiums are paid for out of the assets of the Scheme in regards to insurance cover provided to either the officers of Australian Unity Investment Real Estate Limited or the auditors of the Scheme. So long as the officers of Australian Unity Investment Real Estate Limited act in accordance with the Scheme's Constitution and the *Corporations Act 2001*, the officers remain indemnified out of the assets of the Scheme against losses incurred while acting on behalf of the Scheme. The auditors of the Scheme are in no way indemnified out of the assets of the Scheme.

Provision of non-audit services by auditor

The Scheme may decide to employ the auditor (KPMG) on assignments in addition to their statutory audit duties. No non-audit services have been provided by the Scheme's auditor during the year.

Rounding of amounts

The Scheme is an entity of a kind referred to in *ASIC Corporations Instrument 2026/183* issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the directors' report. Amounts in the directors' report and financial statements have been rounded to the nearest thousand dollars.

Auditor's independence declaration

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 7.

Signed in accordance with a resolution of the directors of Australian Unity Investment Real Estate Limited.



Eve Crestani
Independent Non-Executive Director and Chairman of the Audit & Risk Committee



W Peter Day
Independent Non-Executive Director and Chairman

18 September 2026



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Australian Unity Investment Real Estate Limited as
Responsible Entity for Australian Unity Office Fund

I declare that, to the best of my knowledge and belief, in relation to the audit of the financial report of Australian Unity Office Fund for the financial year ended 30 June 2026 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit



KPMG



David Kells

Partner

Sydney

18 September 2026

Australian Unity Office Fund
Consolidated statement of comprehensive income
For the year ended 30 June 2026

Consolidated statement of comprehensive income

	Notes	2026 \$'000	2025 \$'000
Income			
Rental income	3	925	6,585
Property expenses	4	(1,856)	(6,405)
Net property income		(931)	180
Interest income		1,078	846
Net loss on fair value of investment properties	13(b)	(12,710)	(30,943)
Other income		4,981	500
Total loss net of property expenses		(7,582)	(29,417)
Expenses			
Management fees	16	397	1,126
Borrowings cost and other related costs	5	-	67
Disposal costs		696	3,653
Other expenses	7	1,167	1,325
Total expenses, excluding property expenses		2,260	6,171
Loss for the year		(9,842)	(35,588)
Other comprehensive income		-	-
Total comprehensive loss attributable to unitholders		(9,842)	(35,588)
Basic and diluted earnings per unit attributable to unitholders (cents per unit)	10	(6.25)	(21.65)

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

Australian Unity Office Fund
Consolidated statement of financial position
As at 30 June 2026

Consolidated statement of financial position

	Notes	2026 \$'000	2025 \$'000
Assets			
Cash and cash equivalents	11	2,591	25,962
Receivables	12	1,301	18
Other assets		-	27
Investment property	13	-	52,500
Total assets		3,892	78,507
Liabilities			
Payables	14	88	5,520
Total liabilities		88	5,520
Net assets attributable to unitholders - equity	8	3,804	72,987

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

Australian Unity Office Fund
Consolidated statement of changes in equity
For the year ended 30 June 2026

Consolidated statement of changes in equity

	2026	2025
	\$'000	\$'000
Balance at the beginning of the year	72,987	229,232
Comprehensive loss for the year		
Loss for the year	<u>(9,842)</u>	<u>(35,588)</u>
Total comprehensive loss attributable to unitholders	(9,842)	(35,588)
Transactions with unitholders		
Distributions paid and payable	-	(120,657)
Redemptions	<u>(59,341)</u>	<u>-</u>
Total transactions with unitholders	(59,341)	(120,657)
Balance at the end of the year	<u>3,804</u>	<u>72,987</u>

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Australian Unity Office Fund
Consolidated statement of cash flows
For the year ended 30 June 2026

Consolidated statement of cash flows

	Notes	2026 \$'000	2025 \$'000
<i>Cash flows from operating activities</i>			
Rental income received		438	10,118
Payments to suppliers		(3,356)	(11,716)
Interest received		1,078	846
Other income received		-	4,837
Net cash (outflow)/inflow from operating activities	17	(1,840)	4,085
<i>Cash flows from investing activities</i>			
Payments for additions to investment properties		(293)	(9,428)
Net proceeds from sale of investment properties		38,800	146,550
Disposal costs paid from sale of investment properties		(696)	(3,777)
Net cash inflow from investing activities		37,811	133,345
<i>Cash flows from financing activities</i>			
Borrowing costs and other related costs paid		-	(67)
Distributions paid		-	(136,602)
Redemptions paid		(59,342)	-
Net cash outflow from financing activities		(59,342)	(136,669)
Net (decrease)/increase in cash and cash equivalents		(23,371)	761
Cash and cash equivalents at the beginning of the year		25,962	25,201
Cash and cash equivalents at the end of the year	11	2,591	25,962

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the consolidated financial statements

		Page
1	General information	13
2	Summary of material accounting policies	13
3	Rental income	18
4	Property expenses	18
5	Borrowing costs and other related costs	18
6	Auditor's remuneration	18
7	Other expenses	19
8	Net assets attributable to unitholders	19
9	Distributions to unitholders	19
10	Earnings per unit	20
11	Cash and cash equivalents	20
12	Receivables	20
13	Investment property	20
14	Payables	21
15	Financial risk management	21
16	Related party transactions	23
17	Reconciliation of loss to net cash inflow from operating activities	26
18	Parent entity financial information	26
19	Events occurring after the end of the financial year	26
20	Contingent assets and liabilities and commitments	27

1 General information

These consolidated financial statements cover Australian Unity Office Fund ("the Scheme") and its subsidiaries (the Consolidated Entity). The Scheme was constituted on 23 March 2005. On 8 May 2026 unitholders refreshed the approvals for disposal of the Scheme's main undertaking and associated steps with respect to the cessation of the Scheme's real estate investment business, including the sale of the Scheme's last investment property, returning aggregate proceeds to the Scheme's unitholders, delisting from the Australian Securities Exchange ("ASX") and ultimately winding up the Scheme. On 17 December 2024 unitholders approved the disposal of the Scheme's main undertaking and subsequent delisting of the Scheme from the ASX.

The Responsible Entity of the Scheme is Australian Unity Investment Real Estate Limited ("AUIREL") (ABN 86 606 414 368), a wholly owned subsidiary of Australian Unity Limited (ABN 23 087 648 888). The Responsible Entity's registered office is Level 15, 271 Spring Street, Melbourne, VIC 3000.

The Responsible Entity is incorporated and domiciled in Australia.

The consolidated financial statements are for the period 1 July 2025 to 30 June 2026.

The consolidated financial statements were authorised for issue by the directors of the Responsible Entity on 18 September 2026. The directors of the Responsible Entity have the power to amend and reissue the consolidated financial statements.

The Scheme's investment manager is Australian Unity Funds Management Limited (ABN 60 071 497 115) ("the Investment Manager"), a related party of the Responsible Entity.

The Scheme's property manager is Australian Unity Property Management Pty Ltd (ABN 76 073 590 600), a related party of the Responsible Entity.

The Scheme controlled Australian Unity Holding Trust, which was constituted on 31 May 2005, and was wound up on 30 September 2025.

2 Summary of material accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

(a) Basis of preparation

These general purpose consolidated financial statements have been prepared in accordance with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*.

The Scheme is a for-profit entity for the purposes of preparing the consolidated financial statements.

The consolidated financial statements are prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The consolidated statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be recovered or settled within 12 months.

(i) Compliance with Australian Accounting Standards and International Financial Reporting Standards

The consolidated financial statements of the Scheme comply with Australian Accounting Standards as issued by AASB and also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board. The consolidated financial statements of the Scheme have been prepared on a consolidated basis to provide the end users of the financial information with the most appropriate information in making financial decisions.

2 Summary of material accounting policies (continued)

(a) Basis of preparation (continued)

(ii) New accounting standards, amendments and interpretations not yet adopted

Certain new accounting standards, amendments and interpretations have been published that are not mandatory for 30 June 2026 reporting period and have not yet been applied in the financial statements. None of these are expected to have a material effect on the financial statements of the Scheme.

(iii) Going concern

On 17 December 2024 unitholders approved the disposal of the Scheme's main undertaking and the delisting of the Scheme from the ASX. The Responsible Entity has been proceeding with the disposal of the Scheme's main undertaking and associated steps with respect to the cessation of its real estate investment business, including the sale (or completion of the sales) of the Scheme's remaining properties and returning net proceeds of property sales to unitholders (after providing for current and future liabilities of the Scheme). Following the completion of the process, the Responsible Entity intends to wind-up the Scheme. As a result, these financial statements have been prepared on a basis other than going concern.

On 8 May 2026 unitholders refreshed the approvals for disposal of the Scheme's main undertaking and associated steps with respect to the cessation of the Scheme's real estate investment business, including the sale of the Scheme's last investment property, returning aggregate proceeds to the Scheme's unitholders, delisting from the ASX and ultimately winding up the Scheme.

Following settlement of the final property and return of sale proceeds to unitholders, the Scheme was delisted from ASX on 9 June 2026. Notice of termination of the Scheme was provided to unitholders on 22 June.

In preparing the consolidated financial statements on an alternate basis, the Scheme has continued to apply the requirements of Australian Accounting Standards and the *Corporations Act 2001*. The use of a basis of preparation other than going concern has resulted in no impact on classification and measurement of the assets or liabilities of the Scheme.

(b) Principles of consolidation

(i) Subsidiaries

The Scheme had no controlled entities at 30 June 2026 following the wind-up of its former subsidiary during the year. Comparative information includes the results of the subsidiary up to the date it ceased to be controlled by the Scheme.

(c) Investment property

Investment property is initially recognised at cost, including directly attributable transaction costs. Subsequent to initial recognition, investment property is measured at fair value, with changes in fair value recognised in profit or loss in the period in which they arise.

Investment property is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition is recognised in profit or loss.

The Scheme did not hold any investment properties at 30 June 2026 following the sale of its final remaining investment property during the year.

Gains or losses arising from changes in the fair value of investment property are included in the consolidated statement of comprehensive income in the year in which they arise.

Investment properties are classified as held for sale if they are highly probable that they will be recovered through sale rather than continuing use. Investment properties that are held for sale continue to be measured at fair value.

2 Summary of material accounting policies (continued)

(c) Investment property (continued)

Investment properties are derecognised when they have either been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal. Any gains or losses on the derecognition of an investment property are recognised in the consolidated statement of comprehensive income in the year of derecognition.

(d) Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts, if any, are shown within borrowings in the consolidated statement of financial position.

(e) Interest income

Interest income is recognised in the consolidated statement of comprehensive income for all financial instruments using the effective interest method. Other changes in fair value for such instruments are recorded in accordance with the policies.

Net gains or losses on financial assets and liabilities held at fair value through profit or loss arising on a change in fair value are calculated as the difference between the fair value at the end of the year and the fair value at the previous valuation point. Net gains or losses do not include interest or dividend/distribution income. Realised and unrealised gains losses are shown in the notes to the consolidated financial statements.

(f) Expenses

All expenses, including property expenses, management fees and custodian fees, are recognised in the consolidated statement of comprehensive income on an accruals basis.

(g) Income tax

Under current legislation, the Scheme is not subject to income tax provided it attributes the entirety of its taxable income to its unitholders.

(h) Distributions

In accordance with the Scheme's Constitution, the Scheme distributes income adjusted for amounts determined by the Responsible Entity, to unitholders by cash or reinvestment. Distributions are recognised in the consolidated statement of changes in equity as transaction with unitholders.

(i) Receivables

Receivables are recognised initially at fair value and subsequently measured at amortised cost less any provision for expected credit losses. Receivables are generally settled within 30 days.

A provision for expected credit losses is recognised where required, based on management's assessment of the recoverability of outstanding amounts.

(j) Payables

Payables are recognised initially at fair value and subsequently measured at amortised cost. Amounts are generally settled within 30 to 90 days and are unsecured.

A distribution payable is recognised when unitholders become presently entitled to the distribution in accordance with the Scheme Constitution.

Trade and other payables represent liabilities for goods and services provided to the Scheme prior to the end of the reporting period which remain unpaid.

(k) Applications

Units issued through the ASX are recognised at the fair value of the consideration received. Transaction costs arising from the issue of units are recognised directly as a reduction of the proceeds received.

2 Summary of material accounting policies (continued)

(l) Goods and Services Tax (GST)

Accounts payable and receivable are stated inclusive of the GST receivable and payable, respectively. The net amount of GST recoverable, or payable, is included in receivables or payables in the consolidated statement of financial position.

Cash flows relating to GST are included in the consolidated statement of cash flows on a gross basis.

(m) Revenue

Revenue is recognised when it is probable that economic benefits will flow to the Scheme and the amount can be measured reliably.

Rental income

Rental income is recognised on a straight-line basis over the lease term. Rental adjustments arising from the straight-lining of rental income are recognised in profit or loss over the lease term.

Outgoings income

Recoveries of property outgoings from tenants are recognised on an accrual basis.

Other property income

Other property income, including make-good payments received from tenants, is recognised when the Scheme becomes entitled to receive the income.

Interest income

Interest income is recognised using the effective interest method.

(n) Leases

Leasing costs

Lease costs are costs that are directly associated with negotiating and arranging an operating lease (including commissions, legal fees and costs of preparing and processing documentation for new leases). These costs, if material, are capitalised and are amortised on a straight-line basis over the term of the lease as property expenses. The carrying amount of the leasing cost is reflected in the carrying value of investment properties.

Lease incentives

Lease incentives are capitalised and recognised over the relevant lease term. The carrying amount of lease commissions and incentives is reflected in the fair value of investment properties.

(o) Use of judgements and estimates

The preparation of the Scheme's consolidated financial statements require it to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future. However, estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Scheme held no investment property at 30 June 2026 following the sale of its final remaining investment property during the year.

(p) Rounding of amounts

The consolidated entity and the Scheme are entities of the kind referred to in ASIC *Corporations Instrument 2026/183* issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the consolidated financial statements. Amounts in the consolidated financial statements have been rounded off to the nearest thousand dollars.

2 Summary of material accounting policies (continued)

(q) Functional and presentation currency

Items included in the financial statements of each of the Scheme's operations are measured using the currency of the primary economic environment in which it operates ("the functional currency"). The consolidated financial statements are presented in Australian dollars, which is the Scheme's functional and presentation currency.

(r) Segment reporting

The Scheme operated in one business segment during the year, being investment in Australian real estate, and in one geographic segment, being Australia.

The operating segment information presented is consistent with the internal reporting reviewed by the chief operating decision makers, being the directors of the Responsible Entity.

Following the settlement of 150 Charlotte Street, Brisbane, QLD, on 29 May 2026, the Scheme no longer undertakes real estate investment activities and is in the process of being wound up. The directors consider net tangible assets (NTA) per unit, distributions per unit and the directors' assessment of Funds/(Loss) from Operations (FFO) per unit to be key measures used in assessing the Scheme's performance and the return of capital to unitholders.

\$'000	2026	2025
Total assets	3,892	78,507
Total liabilities	88	5,520
Net assets attributable to unitholders (NTA)	3,804	72,987
Units on issue ('000)	8,219	164,383
NTA per unit (\$)	0.46	0.44

\$'000	2026	2025
Loss for the year	(9,842)	(35,588)
Adjusted for:		
Straight lining of rental income and amortisation of leasing commissions and tenant incentives	64	1,802
Other income	(4,981)	(500)
Net fair value loss on investment properties	12,710	30,943
Disposal costs	696	3,653
Rental abatement incentives	82	786
Directors' assessment of (Loss)/Funds from Operations	(1,271)	1,096
Ordinary distributions declared	-	658
Special distributions declared	-	119,999

Cents per unit	2026	2025
Directors' assessment of (Loss)/Funds from Operations	(0.08)	0.7
Ordinary distributions declared	-	0.4
Special distributions declared	-	73.0

3 Rental income

	2026 \$'000	2025 \$'000
Rental income	307	5,129
Outgoings income	662	1,785
Other property income	-	240
Amortisation of lease commissions & lease incentives	(44)	(569)
Total rental income	<u>925</u>	<u>6,585</u>

Rental income was decreased by an adjustment for the straight lining of rental income of \$0.02m (2025: \$1.2m). Other property income in the comparative period relates to make-good payments received from tenants.

4 Property expenses

	2026 \$'000	2025 \$'000
Recoverable outgoings	1,987	5,537
Non recoverable outgoings	128	695
(Reversal of expected credit losses) / expected credit losses	(259)	173
Total property expenses	<u>1,856</u>	<u>6,405</u>

5 Borrowing costs and other related costs

	2026 \$'000	2025 \$'000
Borrowing costs	-	67
Total borrowings and other related costs	<u>-</u>	<u>67</u>

Borrowing costs and other related costs are expensed as incurred. The Scheme had no borrowings at 30 June 2026.

6 Auditor's remuneration

During the year the following fees were paid or payable for services provided by the auditor of the consolidated entity and the Scheme:

	2026 \$	2025 \$
<i>Audit services - KPMG</i>		
Audit and review of consolidated financial statements	50,000	110,335
Audit of compliance plan	3,090	3,000
Total auditor's remuneration	<u>53,090</u>	<u>113,335</u>

7 Other expenses

	2026	2025
	\$'000	\$'000
Directors' fees	275	275
Administration	238	361
Sundry	654	689
Total other expenses	1,167	1,325

8 Net assets attributable to unitholders

As stipulated within the Scheme's Constitution, each unit represents a right to an individual unit in the Scheme and does not extend to a right to the underlying assets of the Scheme.

Movements in the number of units and net assets attributable to unitholders during the year were as follows:

	Movements in no. of units		Movements in net assets	
	2026	2025	2026	2025
	'000	'000	\$'000	\$'000
Contributed equity				
Opening balances	164,383	164,383	374,067	374,067
Redemptions paid to unitholders	(156,164)	-	(59,341)	-
Closing balance	8,219	164,383	314,726	374,067

Undistributed income

Opening balance	(301,080)	(144,835)
Decrease in net assets attributable to unitholders	(9,842)	(156,245)
Closing balance	(310,922)	(301,080)

Total net assets attributable to unitholders	3,804	72,987
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9 Distributions to unitholders

The distributions for the year were as follows:

	2026	2026	2025	2025
	\$'000	CPU	\$'000	CPU
30 September ordinary distribution	-	-	658	0.40
06 December special distribution	-	-	14,794	9.00
21 March special distribution	-	-	39,452	24.00
16 May special distribution	-	-	65,753	40.00
	-	-	120,657	73.40

10 Earnings per unit

The earnings and weighted average number of units used in the calculation of basic and diluted earnings per unit are as follows:

	2026	2025
Loss attributable to unitholders (\$'000)	(9,842)	(35,588)
Weighted average number of units used as the denominator in calculating basic and diluted earnings per unit ('000)	157,515	164,383
Basic and diluted earnings per unit attributable to unitholders (cents per unit)	(6.25)	(21.65)

11 Cash and cash equivalents

	2026	2025
	\$'000	\$'000
Cash at bank	2,591	25,962
	2,591	25,962

12 Receivables

	2026	2025
	\$'000	\$'000
Trade receivables	1,200	259
GST receivables	101	18
Expected credit losses	-	(259)
	1,301	18

Trade receivables at 30 June 2026 primarily relates to amounts held in escrow for the warranty claim for the disposal of 150 Charlotte Street, Brisbane, QLD, that expired on 29 August 2026.

13 Investment property

(a) Property details

During the year, the Scheme disposed of its final remaining investment property, 150 Charlotte Street, Brisbane, QLD. Settlement occurred on 29 May 2026 following the refresh of unitholder approvals on 8 May 2026. The property was sold for gross proceeds of \$40.0m with the carrying value of the property at 30 June 2025 of \$52.5m.

13 Investment property (continued)

(b) Movements in carrying amount

Reconciliations of the carrying amounts of investment properties are set out below:

	2026 \$'000	2025 \$'000
Opening balance	52,500	62,000
Additions	293	3,112
Disposals	(40,000)	(42,550)
Lease commissions and incentives amortisation	(64)	(471)
Straight-lining of rental income	(19)	(865)
Revaluation movements	(12,710)	(21,226)
Reclassified from assets held for sale	-	52,500
Closing balance	-	52,500

(c) Leasing arrangements

The Scheme leases out its investment properties and properties held for sale to tenants under operating leases with rentals payable monthly. The future minimum lease payments receivable under non-cancellable leases are as follows:

	2026 \$'000	2025 \$'000
Within one year	-	346
Later than one year but not later than 5 years	-	101
	-	447

14 Payables

	2026 \$'000	2025 \$'000
Trade payables	-	194
Accrued expenses	88	324
Rent received in advance	-	142
Deposit*	-	4,837
GST payables	-	23
	88	5,520

*At 30 June 2025, the Consolidated Entity held a \$4.8m cash deposit in relation to the original sale of 150 Charlotte Street, Brisbane QLD. Following purchaser default in September 2025, the contract was terminated and the deposit recognised as other income during the reporting year

15 Financial risk management

(a) Objectives, strategies, policies and processes

The Scheme's activities expose it to a variety of financial risks: interest rate risk, credit risk and liquidity risk.

The Scheme's overall risk management program focuses on ensuring compliance with the Scheme's disclosure documents and seeks to maximise the returns derived for the level of risk to which the Scheme is exposed. Financial risk management is carried out by the Investment Manager under policies approved by the Board.

15 Financial risk management (continued)

(a) Objectives, strategies, policies and processes (continued)

The Scheme uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rates, other price risks, and ratings analysis for credit risk.

(b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

	2026 \$'000	2025 \$'000
Floating rate		
Cash and cash equivalents	2,591	25,962
	<u>2,591</u>	<u>25,962</u>
Net exposure	<u>2,591</u>	<u>25,962</u>

The table below demonstrates the sensitivity to reasonably possible changes in year end interest rates, with all other variables held constant. A negative amount in the table reflects a potential net reduction in profit and net assets attributable to unitholders, while a positive amount reflects a potential net increase.

	Impact on profit and net assets attributable to unitholders	
	2026 \$'000	2025 \$'000
Sensitivity		
Interest rate +1.00% (2025: +0.50%)	25	260
Interest rate -1.0% (2025: -0.50%)	(25)	(260)

(c) Credit risk

Credit risk is the risk that a counterparty will fail to meet its contractual obligations, resulting in a financial loss to the Scheme. At 30 June 2026, the Schemes exposure to credit risk arises primarily from cash and receivables. Cash is held with approved financial institutions and receivables are monitored for recoverability. The carrying amount of financial assets represents the Schemes maximum exposure to credit risk at balance date.

(d) Liquidity risk

The Scheme manages liquidity risk by maintaining sufficient cash to settle outstanding liabilities and complete the wind-up process. At 30 June 2026, the Scheme held cash and cash equivalents of \$2.6m.

Maturities analysis of financial liabilities

The table below analyses the consolidated entity's and the Scheme's financial liabilities into relevant maturity groupings based on the remaining period at the end of the year to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Financial liabilities such as trade payables and security deposits received from property disposal, where there are no specific contractual settlement dates, have been grouped into the 'less than 1 year' maturity.

	Less than 1 year \$'000	1-2 years \$'000	2-3 years \$'000	3+ years \$'000
2026				
Payables	88	-	-	-
Total financial liabilities	<u>88</u>	<u>-</u>	<u>-</u>	<u>-</u>

15 Financial risk management (continued)

(d) Liquidity risk (continued)

Maturities analysis of financial liabilities (continued)

	Less than 1 year \$'000	1-2 years \$'000	2-3 years \$'000	3+ years \$'000
2025				
Payables	5,520	-	-	-
Total financial liabilities	5,520	-	-	-

As disclosed above, the Scheme manages its liquidity risk by holding cash and cash equivalents. As at 30 June 2026, these assets amounted to \$2.6m (2025: \$25.9m).

(e) Estimation of fair values of financial assets and financial liabilities

The carrying amounts of the consolidated entity's and the Scheme's assets and liabilities at the end of the year approximate their fair values.

The Scheme values its investments in accordance with the accounting policies set out in note 2.

(f) Capital risk management

The Scheme's capital management objective has transitioned from maintaining an optimal capital structure to ensuring sufficient liquidity to meet its current and future obligations and facilitate the orderly wind-up of the Scheme.

The Scheme had no borrowings as at 30 June 2026 and does not anticipate raising further capital. Capital is managed through cash flow forecasting and monitoring of payables to ensure sufficient liquidity is maintained throughout the wind-up process.

16 Related party transactions

Responsible entity

The Responsible Entity of Australian Unity Office Fund is Australian Unity Investment Real Estate Limited (ABN 86 606 414 368).

Key management personnel

(a) Directors

Key management personnel include persons who were directors of the Responsible Entity and Members of the Audit & Risk Committee during the year and up to the date of this report:

W Peter Day	Independent Non-Executive Director and Chairman
Eve Crestani	Independent Non-Executive Director and Chairman of the Audit & Risk Committee
Greg Willcock	Independent Non-Executive Director

Company secretary

The company secretary of the Responsible Entity during the year up to the date of this report is Liesl Petterd.

Directors' fees were paid out of the Scheme property to independent directors of the Responsible Entity, except for the Director fees paid to Greg Willcock, who was an independent director for part of the year only, with these paid for by the Responsible Entity. Directors' fees paid during the year was \$275,000 (2025: \$275,000).

As at 30 June 2026, W Peter Day held 2,900 units (2025: W Peter Day held 58,000 units). None of the other current directors of the Responsible Entity held any units in the Scheme.

(b) Other key management personnel

There were no other persons with responsibility for planning, directing and controlling the activities of the Scheme, directly or indirectly during the year.

16 Related party transactions (continued)

Other transactions within the Scheme

From time to time directors of the Responsible Entity, or their director related entities, may buy or sell units of the Scheme. These transactions are on the same terms and conditions as those entered into by other Scheme unitholders.

Responsible Entity's fees and other transactions

Under the terms of the Scheme's Constitution, the Responsible Entity is entitled to receive fees monthly calculated:

- 0.60% per annum of the gross asset value of the Scheme up to and including \$750,000,000; plus
- 0.55% per annum of the gross asset value of the Scheme that exceeds \$750,000,000.

Australian Unity Funds Management Limited (ABN 60 071 497 115) ("AUFML") is the appointed provider of investment management services to the Scheme effective 17 June 2016. Under the Investment Management Agreement, the Investment Manager is engaged to provide a number of services including:

- Investment management services;
- Fund analyst services; and
- Transactional services.

The fees for providing these services are included in the Responsible Entity's fees.

AUFML agreed to waive the Scheme's obligation to pay accounting service fees effective from 1 July 2024.

Australian Unity Property Management Pty Ltd (ABN 76 073 590 600) ("AUPMPL") has been appointed to provide a number of property related services to the Scheme. These services include:

- Property management services;
- Financial management services;
- Leasing services;
- Rent review services; and
- Project supervision services (in relation to capital works).

AUFML and AUPMPL are wholly owned subsidiaries of Australian Unity Limited (ABN 23 087 648 888). All related party transactions are under normal commercial terms and conditions and at market rates. The fees payable to AUFML and AUPMPL were approved by unitholders of the Scheme on 17 June 2016.

AUPMPL agreed to waive the Scheme's obligation to pay property management and other property related services fees effective from 1 July 2024.

The transactions during the year between the Scheme and the Responsible Entity and its related parties were as follows:

	2026	2025
	\$	\$
Management fees for the year paid/payable by the Scheme to the Responsible Entity	397,141	1,125,511

During the year the Scheme paid \$407,092 (2025: \$425,432) to the Responsible Entity and its related parties for administration expenses which they incurred on behalf of the Scheme. These expenses, which are reimbursed in accordance with the Scheme's Constitution, may include custodian fees, directors' fees, auditors' fees and other expenses incurred in the day to day running of the Scheme.

As at 30 June 2026, an amount of \$1,919 (2025: \$187,051) owing to the Responsible Entity and its related parties was included in payables.

16 Related party transactions (continued)

Related party unitholdings

Parties related to the Scheme (including Australian Unity Investment Real Estate Limited, its related parties and other schemes managed by Australian Unity Investment Real Estate Limited), held units in the Scheme as follows:

2026	No. of units held opening '000	No. of units held closing '000	Fair value of investment \$'000	Interest held (%)*	No. of units acquired '000	No. of units disposed '000	Distributions paid/payable by the Scheme \$'000
Unitholders							
Lifeplan Australia Friendly Society Limited	4,555	228	83	2.77	-	4,327	-
Australian Unity Health Limited	4,154	208	76	2.53	-	3,946	-
Australian Unity Funds Management Limited	1,509	75	28	0.92	-	1,434	-
Total	10,218	511	187	6.22	-	9,707	-

2025	No. of units held opening '000	No. of units held closing '000	Fair value of investment \$'000	Interest held (%)*	No. of units acquired '000	No. of units disposed '000	Distributions paid/payable by the Scheme \$'000
Unitholders							
Lifeplan Australia Friendly Society Limited	4,555	4,555	2,164	2.77	-	-	3,343
Australian Unity A-REIT Fund	932	932	443	0.57	-	-	684
Australian Unity Health Limited	4,154	4,154	1,973	2.53	-	-	3,049
Australian Unity Funds Management Limited	1,509	1,509	717	0.92	-	-	1,108
Total	11,150	11,150	5,297	6.79	-	-	8,184

17 Reconciliation of loss to net cash inflow from operating activities

	2026 \$'000	2025 \$'000
Loss for the year	(9,842)	(35,588)
Add back borrowings and other related costs	-	67
Add back disposal costs paid from sale of investment properties	696	3,603
Net change in fair value of the investment properties - revaluation decrement	12,710	30,943
Adjustments to net lease incentives and straight lining of rental income	-	1,802
Net change in payables	(5,432)	1,186
Net change in receivables	-	1,244
Net change in other assets	28	828
Net cash (outflow)/inflow from operating activities	(1,840)	4,085

18 Parent entity financial information

	2026 \$'000	2025 \$'000
Statement of financial position		
Cash and cash equivalents	2,591	25,962
Receivables	1,301	18
Other assets	-	27
Investment properties	-	52,500
Investment in subsidiaries	-	147,649
Total assets	3,892	226,156
 Payables	 88	 153,169
Total liabilities	88	153,169
 Net assets attributable to unitholders	 3,804	 72,987

Statement of comprehensive income

Loss for the year	(9,842)	(35,588)
Total comprehensive income for the year	(9,842)	(35,588)

The Scheme is the parent entity and controlled the following entity during the year:

- Australian Unity Holding Trust; The Scheme fully redeemed its units in Australian Unity Holding Trust effective 30 September 2025.

The parent entity had no contingent assets, liabilities or capital commitments at 30 June 2026 or 30 June 2025.

19 Events occurring after the end of the financial year

No matters or circumstances have arisen since 30 June 2026 that have significantly affected, or may significantly affect the operations of the Scheme, the result of operations, or the state of the Scheme's affairs in the future years.

20 Contingent assets and liabilities and commitments

There are no outstanding contingent assets, liabilities or commitments as at 30 June 2026 (2025: nil).

Commitments arising from contracts which are contracted for at reporting date but not recognised on the consolidated statement of financial position relate to:

- capital expenditure on investment properties nil (2025: nil); and,
- other contractual commitments nil (2025: nil)

Directors' declaration

In the opinion of the directors of Australian Unity Investment Real Estate Limited, as the Responsible Entity of Australian Unity Office Fund (the Scheme):

- (a) the consolidated financial statements and notes set out on pages 8 to 27 are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Australian Accounting Standards and the Corporations Regulations 2001; and
 - (ii) giving a true and fair view of the consolidated Scheme's financial position as at 30 June 2026 and of its performance, as represented by the results of its operations and cash flows for the year ended 30 June 2026
- (b) there are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable,
- (c) the consolidated financial statements are in accordance with the Scheme's Constitution,
- (d) Note 2(a)(i) confirms that the consolidated financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board, and
- (e) The directors of the Responsible Entity have been given the declarations required by Section 295A of the *Corporations Act 2001* from the chief executive officer and chief financial officer for the financial year ended 30 June 2026.

This declaration is made in accordance with a resolution of the directors of the Responsible Entity.



Eve Crestani
Independent Non- Executive Director and Chairman of the Audit & Risk Committee



W Peter Day
Independent Non-Executive Director and Chairman

18 September 2026



Independent Auditor's Report

To the Unitholders of Australian Unity Office Fund

Report on the audit of the Financial Report

Opinion

We have audited the **Financial Report** of Australian Unity Office Fund (the Scheme).

In our opinion, the accompanying Financial Report of the Scheme gives a true and fair view, including of the **Group's** financial position as at 30 June 2026 and of its financial performance for the year then ended, in accordance with the *Corporations Act 2001*, in compliance with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The **Financial Report** comprises:

- Statement of financial position as at 30 June 2026;
- Statement of comprehensive income, Statement of changes in equity, and Statement of cash flows for the year then ended;
- Notes, including material accounting policies; and
- Directors' Declaration.

The **Group** consists of the Scheme and the entities it controlled at the year end or from time to time during the financial year.

Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report.

We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 Code of Ethics for Professional Accountants (including Independence Standards) issued by the Accounting Professional and Ethical Standards Board Limited (the Code) that are relevant to our audit of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

Emphasis of matter – basis of preparation

We draw attention to Note 2(a)(iii) to the consolidated financial statements, which describes that the consolidated financial statements have been prepared on a basis other than going concern as the unitholders of the Scheme approved on 17 December 2024 the disposal of the Scheme's main undertaking, delist from the ASX and ultimately wind up the scheme. The Group is no longer considered as a going concern. Our opinion is not modified in respect of this matter.

Other Information

Other Information is financial and non-financial information in Australian Unity Office Fund's annual report which is provided in addition to the Financial Report and the Auditor's Report. The Directors of Australian Unity Investment Real Estate Limited (the Responsible Entity) are responsible for the Other Information.



Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.

Responsibilities of the Directors for the Financial Report

The Directors of Australian Unity Investment Real Estate Limited (the Responsible Entity) are responsible for:

- preparing the Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Scheme, and in compliance with *Australian Accounting Standards* and the *Corporations Regulations 2001*;
- implementing necessary internal control to enable the preparation of a Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Scheme, and that is free from material misstatement, whether due to fraud or error; and
- assessing the Group and Scheme's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Scheme or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and
- to issue an Auditor's Report that includes our opinion.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Financial Report.

A further description of our responsibilities for the audit of the Financial Report is located at the *Auditing and Assurance Standards Board* website at: https://www.auasb.gov.au/media/apzlw0y/ar3_2024.pdf This description forms part of our Auditor's Report.

KPMG

David Kells
Partner
Sydney
18 September 2026