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ASX Announcement – Australian Unity Office Fund

9 April 2026

Conditional Sale of 150 Charlotte Street, Brisbane
Proposal to refresh AOF unitholder approvals

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) provides this announcement regarding the conditional sale of 150 Charlotte Street, Brisbane (**Charlotte Street**) and the intention to refresh AOF unitholder approvals.

Sale of Charlotte Street

AUIREL refers to its announcement of 26 February 2026 regarding Charlotte Street.

AUIREL confirms it has entered into a conditional contract with a fund managed by the Dexus Group for the sale of Charlotte Street for $40.0 million[1].

The contract is conditional on the:

- purchaser receiving approval from the Foreign Investment Review Board (**FIRB**); and
- approval of AOF unitholders.

Intention to refresh unitholder approvals

In December 2024 AOF unitholders approved the sale of AOF's main undertaking and delisting from the ASX.

After consultation with ASX, AUIREL considers that it is appropriate to refresh the approvals from AOF unitholders to dispose of AOF's main undertaking and delist from the ASX before it proceeds further with the sale of Charlotte Street, or the delisting and winding up of AOF (**Proposal**).

Expected proceeds from the Proposal

If the Proposal is implemented, AUIREL expects to return aggregate proceeds to AOF unitholders of between $0.37 to $0.38 per AOF unit. This assumes settlement of Charlotte Street for $40.0 million.

The final amount returned to AOF unitholders from the Proposal may be higher or lower than this amount, noting that the sale contract is conditional and remains subject to settlement risk, and the final costs of termination and winding up AOF remain uncertain[2].

[1] Reflects gross sale price and excludes any settlement adjustments and transaction costs.

[2] AOF unitholders will only be eligible to receive this aggregate return if they are on the AOF Register on each of the record dates for the return of proceeds and continue to hold their AOF units through the winding up.

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Timetable for the Proposal

AUIREL expects to provide AOF unitholders with a Notice of Meeting and Explanatory Memorandum in April 2026 to enable AOF unitholders to vote on the Proposal at an extraordinary general meeting to be held in May 2026.

Subject to receiving AOF unitholder approval and FIRB approval, settlement of Charlotte Street is expected to occur in May 2026.

Directors' intention to recommend the Proposal

The Directors of AUIREL intend to recommend that AOF unitholders vote in favour of the Proposal, in the absence of a superior proposal.

Authorised by:
AUIREL Disclosure Committee

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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

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