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ASX Announcement – Australian Unity Office Fund

15 April 2026

Update on the conditional sale of 150 Charlotte Street, Brisbane

Australian Unity Investment Real Estate Limited (**AUIREL**) as responsible entity of Australian Unity Office Fund (**ASX: AOF**) provides this update on the sale of 150 Charlotte Street, Brisbane (**Charlotte Street**).

On 9 April 2026, AOF announced that it had entered into a conditional contract with a fund managed by the Dexus Group (**Purchaser**) for the sale of Charlotte Street for $40.0 million (excluding disposal costs and settlement adjustments).

The contract was conditional on the:

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

The Purchaser has advised AUIREL that it has received FIRB approval, as such the FIRB approval condition has been satisfied.

AOF Unitholder Meeting

On 13 April 2026 AUIREL lodged an Explanatory Memorandum and Notice of Extraordinary General Meeting with the ASX to seek refreshed AOF Unitholder approval to dispose of AOF's main undertaking and associated steps with respect to the cessation of AOF's real estate investment business, including the sale of Charlotte Street, returning aggregate proceeds to AOF Unitholders, delisting from the ASX and ultimately winding up AOF (**Proposal**).

The Extraordinary General Meeting is to be held on Friday, 8 May 2026 at 10.00am (AEST) at 271 Spring Street, Melbourne.

The Directors of AUIREL unanimously 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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