

ASX Announcement – Australian Unity Office Fund

14 July 2025

150 Charlotte Street update

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

As previously announced, a contract for the sale of Charlotte Street was exchanged on 18 April 2024 for a net sale price of \$61.5 million, with settlement originally expected to occur in April 2025. Following a request from the purchaser, on 22 April 2025 AUIREL announced it had agreed to defer settlement until August 2025. In reaching this agreement the net sale price was increased to \$63.5 million.

AUIREL confirms the contract of sale remains in effect with both parties having performed their obligations under the contract to date.

As part of recent engagement with the purchaser ahead of settlement, the purchaser has provided AUIREL with an indicative alternate proposal that would allow settlement to occur at the current contracted net sale price of \$63.5 million, however settlement would be structured such that 50% of the proceeds would be received immediately at settlement and 50% of the proceeds would be deferred for up to 2 years (Indicative Alternate Proposal).

AUIREL has sought urgent confirmation from the purchaser that, notwithstanding the Indicative Alternate Proposal, the purchaser will be in position to settle the sale of Charlotte Street in accordance with its existing terms and conditions, including full payment of the net sale price, in August 2025. The purchaser has not provided this confirmation to date.

AUIREL notes that the forecast distribution guidance provided on 22 April 2025 was provided on the basis that Charlotte Street settles in August 2025 in accordance with the existing terms and conditions of the contract of sale.

AUIREL will continue to engage with the purchaser having regard to the rights and obligations of both parties under the contract of sale.

AUIREL will keep the market informed in accordance with its continuous disclosure obligations.

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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