

# ASX Announcement – Australian Unity Office Fund

12 July 2024

## Exchange of Valentine Avenue, Parramatta

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) announces it has entered into an unconditional contract for the sale of 2 - 10 Valentine Avenue, Parramatta for \$80.5 million<sup>1</sup>. The net sale price represents an approximate 6% discount to the draft 30 June 2024 independent valuation of \$85.5 million. Settlement is expected to occur in March 2025.

This sale follows previous announcements of asset sales as part of AOF's value maximisation strategy, including the sales earlier in 2024 of 96 York Street, Beenleigh (with settlement occurring in June 2024) and 150 Charlotte Street, Brisbane (with settlement expected to occur in April 2025).

AOF has consulted with ASX as to the application of the ASX Listing Rules to asset sales. ASX has, based solely on information provided to it by AOF, confirmed that Listing Rules 11.2, 11.1.2 and 11.1.3 do not apply to AOF asset sales to date.

Further to the ASX confirmation, unless and until AOF makes the determination to dispose of its main undertaking and has obtained unitholder approval to do so in accordance with the ASX Listing Rules, it will not return any proceeds from the sale of 2 – 10 Valentine Avenue, Parramatta or 150 Charlotte Street, Brisbane.

AOF will continue to deliver on its strategy to maximise returns for unitholders.

### Authorised by:

AUIREL Disclosure Committee

### Contact information

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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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<sup>1</sup> Reflects net sale price and excludes transaction costs.

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