

ASX Announcement – Australian Unity Office Fund

8 May 2026

Chairman’s address – AOF Extraordinary General Meeting

Australian Unity Investment Real Estate Limited (AUIREL) as responsible entity of Australian Unity Office Fund (ASX: AOF) releases the attached Chairman’s address for the AOF Extraordinary General Meeting which is being held today at 10.00am at 271 Spring Street, Melbourne.

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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Good morning ladies and gentlemen and thank you for attending this extraordinary general meeting of Australian Unity Office Fund (AOF) unitholders (**Unitholders**) today.

My name is Peter Day and I am the Chairman of Australian Unity Investment Real Estate Limited (**AUIREL**), the responsible entity of Australian Unity Office Fund (**AOF**).

I begin today's meeting of unitholders by acknowledging the First Nations People of the land on which we meet today. I also pay my respects to Elders past and present.

In attendance today are:

- My fellow Directors of AUIREL, Eve Crestani and Greg Willcock
- AUIREL's Company secretary, Liesl Petterd; and
- Members of the management team, including AOF's Portfolio Manager Simon Beake.

I have been appointed by AUIREL to chair this meeting. On behalf of us all, I am pleased to welcome you to today's meeting of Unitholders.

If you have not registered your attendance with the registry please do so now. May I also ask that everyone please turn off their mobile phone or ensure it is switched to silent.

As it is 10.00am and a quorum is present, I declare the meeting open.

This meeting has been convened to ask Unitholders to vote on two resolutions which, if approved by the requisite majority of Unitholders, will result in the disposal of AOF's main undertaking and the delisting and winding up of AOF (**Proposal**).

The Proposal comprises the following components which are described in further detail in the Explanatory Memorandum dated 13 April 2026 (**Explanatory Memorandum**):

- **The Asset Realisation:** involves the disposal of AOF's main undertaking, being the sale and settlement of AOF's last investment property, 150 Charlotte Street, Brisbane (**Charlotte Street**).
- **The Delisting:** being the removal of AOF from the Official List of the ASX, but not before the Asset Realisation.
- **The Return of Proceeds:** following the Delisting, the return of proceeds to Unitholders including net proceeds from the Asset Realisation and the majority of proceeds from cash and other net assets held on AOF's balance sheet, after providing for current and future liabilities of AOF. The Return of Proceeds is expected to occur primarily through a compulsory redemption of Units, but may also occur via special distribution, or a combination of both, with the proportions to be determined by Directors, acting in the best interests of Unitholders. AUIREL will complete the Return of Proceeds as soon as reasonably practicable after the Asset Realisation and Delisting occur.
- **The Winding Up:** following the Delisting and Return of Proceeds, winding up of AOF, including the return of any residual cash to Unitholders, in the manner determined by the Directors to be most efficient for Unitholders, with deregistration of AOF by ASIC to follow.

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Sale of Charlotte Street

With respect to the sale process for Charlotte Street, which forms part of the Asset Realisation and Return of Sale Proceeds, the Explanatory Memorandum noted that AUIREL had entered into a conditional contract with a fund managed by the Dexus Group (**Purchaser**) to sell Charlotte Street for \$40.0 million, excluding disposal costs and settlement adjustments. The contract for the sale of Charlotte Street was conditional on the purchaser receiving approval from the Foreign Investment Review Board (**FIRB**) and the approval of Unitholders.

On 15 April 2026, AUIREL announced that the Purchaser has advised AUIREL that it had received FIRB approval, as such the FIRB approval condition has been satisfied.

Return of proceeds and timetable

If the Proposal is implemented, AUIREL expects to return aggregate proceeds to Unitholders of between \$0.37 to \$0.38 per Unit. This assumes the settlement of Charlotte Street for \$40.0 million (excluding disposal costs and settlement adjustments). The final amount returned to Unitholders from the Proposal may be higher or lower than this amount, noting that the sale contract with the Purchaser remains subject to settlement risk, and the final costs of termination and winding up of AOF remain uncertain.

Please note that Unitholders will only be eligible to receive the aggregate proceeds of the Proposal I just described if they are on the AOF register of Unitholders on each of the record dates for the distributions under the Proposal and continue to hold their AOF units through the Winding Up.

It is confirmed that the proposed timeline for implementation of the Proposal as set out in the Explanatory Memorandum remains unchanged.

Proposal in the best interests of unitholders

Having given the matter careful consideration, Directors believe that the advantages of the Proposal outweigh its disadvantages and that the Proposal is in the best interests of AOF Unitholders and therefore Directors unanimously recommend that Unitholders vote in favour of the Proposal. The Directors confirm that no superior proposal has been received by AOF at this time.

On behalf of the board of AUIREL I would like to thank Unitholders for their ongoing support and investment in AOF.