

Office Property Fund

ARSN 113 369 627

Announcement – 24 May 2013

Update on the proposed merger

We are pleased to announce that 89.8% of Australian Unity Second Industrial Trust (Trust) investors, who voted in person or by proxy, supported the proposal to merge the Trust with the Australian Unity Office Property Fund (OPF), at the Trust unitholder meeting held on Friday, 24 May 2013.

As a result, on 20 June 2013 (Implementation Date), the merger transaction will occur and OPF will acquire all of investors' units in the Trust.

The property asset in the Trust at the time of the merger will be 2 Eden Park Drive, North Ryde NSW. Essentially, the merger allows OPF to acquire this quality asset in a stamp duty efficient manner that is forecast to be positive for earnings.

After the merger, OPF will own an interest in nine properties* located throughout Australia. Combined, the properties will have over 100 tenants and more than 50% of the Fund's income will be derived from credit rated tenants including Telstra and State and Commonwealth Government departments.

Further information on the merger is provided in the [OPF strategy flyer](#).

For any questions regarding the merger, investors should speak with their financial adviser or contact our Investor Services team on 13 29 39 or investments@australianunity.com.au.

*At the time of issue of this announcement, an expression of interest campaign has been initiated on 260-300 Elizabeth Street, Sydney NSW (19.99% ownership interest) and 80 Stirling Street, Perth WA (50% ownership interest).

For more information

We regularly provide up-to-date information about the Fund, including quarterly Fund Updates and Continuous Disclosure information. These contain current information about the Fund's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights. Please refer to the 'Quick Links' section of this website or contact Investor Services on 13 29 39 for copies of the documents.

Notice issued by:

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Notice applicable to:
Australian Unity Office Property Fund

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