



Investments

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Dear Adviser

Australian Unity Office Property Fund Capped Withdrawal Offer

We are pleased to announce a capped Withdrawal Offer of approximately \$4.25 million (approximately 2.5% of the Funds net assets).

The capped Withdrawal Offer:

- opened today (**Monday, 22 June 2015**), and
- will close on **Thursday, 23 July 2015** (3.00 pm Australian Eastern Standard Time).

During this time, investors will be able to apply to withdraw part or all of their investment from the Fund. If the total amount of withdrawal requests exceeds the amount available, requests may be met on a pro rata basis.

If investors do not wish to make a withdrawal, they do not need to do anything.

How to make a withdrawal request

From 22 July 2015, investors can go to www.australianunityinvestments.com.au/opf to download the *Withdrawal Offer* booklet, which contains the *Withdrawal Request Form* for them to complete.

When determining whether to accept this Withdrawal Offer, investors should have regard to the recent [announcement](#) (15 June 2015) regarding the development of a proposal for investors:

- to consider listing the Fund on the Australian Securities Exchange (ASX) in the second half of 2015; and
- that involves making another, and larger than usual, withdrawal offer prior to any such listing.

Although we are developing a proposal to admit the Fund to the official list of the ASX, there is no guarantee that this or any related withdrawal offer will occur as it will be subject to an evaluation of the proposal by AUFML's Board of Directors, Fund investors and any external factors.

If the Fund is admitted to the official list of the ASX, units in the Fund (Units) will be able to be disposed of on the ASX provided there is sufficient liquidity in the trading of Units or where the responsible entity determines to undertake a buy-back (in its discretion).

Should the Board of Directors approve a process to put the proposal to investors, a new Product Disclosure Statement (PDS) for the Fund will need to be issued prior to any offer of Units in connection with the listing of the Fund on the ASX. You will need to consider this new PDS before deciding whether to acquire, or continue to hold, Units in connection with any subsequent offer of Units or withdrawal offer. The new PDS will be available from our website or in hard copy upon request from our Investor Services Team.

A new PDS will not be available prior to the close of this Withdrawal Offer. After the lodgement of a new PDS with the appropriate regulator in connection with a proposed capital raising and listing, there may be a further, and larger than usual, withdrawal offer made to investors prior to the listing of the Fund on the ASX. However, there can be no guarantee that this will occur.

Please consider the [full announcement](#) regarding the potential listing of the Fund on the ASX and related withdrawal offer and the terms of this Withdrawal Offer before making a decision whether to accept this Withdrawal Offer.

Further information

If you would like any further information about the Fund please contact your [Australian Unity Business Development Manager](#).

Alternatively, you can call a member of our Adviser Services team on 1800 649 033 or email us at investments@australianunity.com.au.

Yours sincerely

Damen Purcell
Head of Retail Distribution
Australian Unity Investments

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