



Victory Offices
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ASX Release
31 May 2022

BUSINESS UPDATE

Victory Offices Limited (ASX:VOL)(the Company) advises, following a strategic review of its portfolio of office locations, that the following four loss-making Sydney CBD locations (collectively, the **Sydney CBD locations**) have ceased operation over the course of the past six weeks:

- Level 25, 300 Barangaroo Avenue, Sydney;
- Level 29, 85 Castlereagh Street, Sydney;
- Level 25-26, 100 Mount Street, Sydney; and
- 420 George Street, Sydney.

The Sydney CBD locations were likely to continue to operate at a loss for some time into the future and the decision to exit is expected to have a positive impact on the recovery of the Company's portfolio of office locations. This determination has been assessed following the significant negative impact of COVID-19, the increased normality of many staff working from home and the increasing business costs of Sydney CBD operations.

The Company expects the ceasing of the Sydney CBD locations to have a negative impact on revenue for the financial year ending 30 June 2022 but is not expected to have a significant impact on profitability.

The Company's improved performance in suburban centres and locations other than the Sydney CBD locations had prompted the strategic review and revised business strategy.

The ongoing, proactive management of occupancy levels across individual locations will continue. The Board and management are confident that this will support improved performance and a return to profitability sooner than anticipated.

Response to Media Speculation

The Company notes recent media speculation surrounding the office location closures listed below and confirms that each of these locations relate to historical closures that were announced to the market on 9 July 2021:

- 200 George St, Sydney (closed on 5 July 2021)
- Bourke Place, Melbourne (closed on 2 July 2021)
- Collins Place, Melbourne (closed on 2 July 2021)
- 567 Collins Street, Melbourne (Company office closed on 26 May 2022 but not an operating location).

This release was authorised by the Board of Directors.

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For further information contact:

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About Victory Offices Limited

Victory Offices Limited are the industry leaders in providing premium office spaces across Australia, specialising in providing a vast range of flexible workspace solutions to all business sizes. Continually recognised for service excellence and innovation, Victory Offices Limited strategically expand their portfolio of locations in premium Grade A buildings across Melbourne, Sydney, Brisbane, Perth and Canberra.

Victory Offices Limited are a customer centric business that is built and developed around the Members of the Victory Community and seek to 'incubate' each and every Member throughout their journey by truly exceeding the benchmark and their expectations of partnering with a leading flexible workspace solution.

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