

Fund payment notice

7 July 2021

Australian Unity A-REIT Fund - ARSN 140 274 728

APIR Code AUS0055AU

Australian Unity Funds Management Limited, as Responsible Entity of the Australian Unity A-REIT Fund (Fund), considers that the Fund is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2021.

The following estimated components are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953 (Cth) (the Act) (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments) in respect of the period 1 April to 30 June 2021, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.0606
Franked Dividends	0.0168
Australian other income - CBMI	0.0003
Australian other income - NCMI	0.0016
Australian other income - Excluded NCMI	0.0031
Australian other income - Other	0.5457
Other Foreign Income	0.0006
Capital Gains - Other Method - TAP	0.1022
Capital Gains - Other Method - NTAP	1.4195
Discounted Capital Gains - TAP	0.5039
Discounted Capital Gains - NTAP	1.3668
AMIT CGT Gross Up	1.8707
Total Distribution	5.8917

The above estimated components are based on information currently available.

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a "fund payment" amount of 1.6607 cents per unit in respect of the period 1 April to 30 June 2021.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2021 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2021.