

Fund payment notice

11 January 2022

Australian Unity Property Income Fund – ARSN 094 220 498 Wholesale Units YOC0100AU

Australian Unity Property Limited as responsible entity of the Australian Unity Property Income Fund ('PIF') considers that PIF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ending 30 June 2022.

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 October 2021 to 31 December 2021, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0052
Franked dividends	0.0022
Unfranked dividends	0.0004
Other assessable Australian income	0.2135
Other Australian Income - NCMI	0.0002
Other Australian Income - Excluded NCMI	0.0001
Other foreign income	0.0012
Capital gains - other method - TAP	0.0700
Discounted capital gains - TAP	0.0114
AMIT CGT gross up	0.0114
Other non-attributable amounts (Tax deferred)	0.9344
Total Distribution	1.2500

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 0.3063 cents per unit in respect of the period 1 October 2021 to 31 December 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 2022 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2022.