

Fund payment notice

3 October 2023

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 2024.

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 July to 30 September 2023, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.0462
Australian Interest Income (NRWT exempt)	0.0020
Franked Dividends	0.0101
Unfranked Dividends	0.0007
Unfranked Dividends CFI	0.0001
Australian other income - CBMI	0.0001
Australian other income - NCMI	0.0006
Australian other income - Excluded NCMI	0.0010
Other Australian Income	0.3092
Other Foreign Income	0.0085
Discounted Capital Gains - TAP	0.0513
Discounted Capital Gains - NTAP	0.0036
AMIT CGT Gross Up	0.0564
Other non-attributable amounts (Tax Deferred)	0.5102
Total Distribution	1.0001

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 0.4135 cents per unit in respect of the period 1 July to 30 September 2023.

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 2024 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2024.