

Fund payment notice

7 January 2021

Australian Unity Healthcare Property Trust – ARSN 092 755 318 Retail Units AUS0102AU

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Healthcare Property Trust ('HPT') considers that HPT is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 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 October 2020 to 31 December 2020, and should not be used for any other purpose.

| Component | Cents per unit |
|--|----------------|
| Australian interest income (subject to non-resident withholding tax) | 0.0019 |
| Other assessable Australian income | 0.3496 |
| Other non-attributable amounts (Tax deferred) | 1.9205 |
| Total Distribution | 2.2720 |

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 0.3496 cents per unit in respect of the period 1 October 2020 to 31 December 2020.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completing 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.