

Distribution summary : 30 June 20022
Australian Unity Investments - AU Select Income Fund

Net Distributable amount \$			1,445,253.87		0.00					

Transaction List for Period - Group by Category

For period from 1 June 2022 to 30 June 2022

Date Type: Effective Date

Transaction: All

Funder: Australian Unity Select Mortgage Income Fund

Location: All

Loan No.	ARMNet ID	Borrower	Effective Date	Process Date	Tran ID	Transaction Detail	Credit Amount	Debit Amount	Interest rate (All up) %	Management fees %	Investor rate %	Payable to Investor	Payable to AUFM
InterestInterest General													
6232	1000233	Karam Boutique Residential	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$36,255.94	15.30%	1.50%	13.80%	\$32,701.44	\$3,554.50
6249	1000250	UPG 25 Pty Ltd	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$168,237.47	9.50%	1.50%	8.00%	\$141,673.66	\$26,563.81
6252	1000253	SC Land Brighton Beach Pty	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$106,861.55	9.85%	1.65%	8.20%	\$88,960.88	\$17,900.67
6254	1000255	ID Taylors Road Pty Ltd	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$68,303.51	7.65%	0.65%	7.00%	\$62,499.94	\$5,803.57
6255	1000256	UPG 74 Pty Ltd	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$66,929.95	9.25%	1.25%	8.00%	\$57,885.36	\$9,044.59
6256	1000257	WPG Barkers Road Pty Ltd	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$5,119.76	7.00%	0.50%	6.50%	\$4,754.06	\$365.70
6261	1000262	Union FCP Pty Ltd ACN 643	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$34,480.26	5.90%	0.65%	5.25%	\$30,681.59	\$3,798.67
6262	1000263	BSRP 2 Pty Ltd (ACN 641 72	29/06/2022	29/06/2022	8500	Interest (No Capitalisation)	\$0.00	\$25,709.41	8.00%	1.00%	7.00%	\$21,764.84	\$3,944.57
6263	1000264	WPG Malv and Aintree Pty L	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$18,998.24	7.00%	0.50%	6.50%	\$17,641.22	\$1,357.02
6264	1000265	Klarendon Pty Ltd ACN 616 3	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$23,681.46	7.65%	1.25%	6.40%	\$19,811.94	\$3,869.52
6265	1000266	Aleks Nominees Pty Ltd (AC	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$20,889.04	5.75%	0.50%	5.25%	\$19,072.60	\$1,816.44
6266	1000267	Newrose Pty Ltd (ACN 639	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$65,992.23	7.25%	1.00%	6.25%	\$56,889.85	\$9,102.38
6267	1000268	Smith Street Development P	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$26,038.09	6.25%	0.75%	5.50%	\$22,913.52	\$3,124.57
6268	1000269	Daniel Robertson Pty Ltd AC	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$31,540.41	6.75%	0.75%	6.00%	\$28,035.92	\$3,504.49
6269	1000270	Brighton Residential 1 Pty Lt	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$44,204.42	6.50%	0.50%	6.00%	\$40,804.08	\$3,400.34
6272	1000273	25 Albert Hill Road Pty Ltd A	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$17,541.07	6.45%	0.35%	6.10%	\$16,589.23	\$951.84
6273	1000274	Boronia Road Pty Ltd ACN 6	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$17,778.34	6.45%	0.35%	6.10%	\$16,813.62	\$964.72
6274	1000275	Prestige Ivanhoe Pty Ltd AC	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$25,573.17	6.30%	0.20%	6.10%	\$24,761.32	\$811.85
6275	1000276	Metro Rochedale Pty Ltd (AC	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$32,185.26	6.00%	0.10%	5.90%	\$31,648.84	\$536.42
6276	1000277	Botanica At McDowall Pty Lt	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$66,003.75	12.00%	0.70%	11.30%	\$62,153.53	\$3,850.22
6277	1000278	1 Studley Park Road Pty Ltd	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$18,337.57	6.85%	0.55%	6.30%	\$16,865.21	\$1,472.36
6278	1000279	Springfield Avenue Capital N	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$113,846.79	14.00%	0.50%	13.50%	\$109,780.83	\$4,065.96
6280	1000281	Hampshire Project Pty Ltd A	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$40,543.93	7.00%	0.75%	6.25%	\$36,199.94	\$4,343.99
6281	1000282	ID Port Melbourne Developm	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$206,022.09	7.05%	0.95%	6.10%	\$178,260.25	\$27,761.84
6283	1000284	WPG 221 Burke Road Glen	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$22,625.36	7.75%	1.25%	6.50%	\$18,976.11	\$3,649.25
6284	1000285	WPG 225 Burke Road Glen	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$34,528.26	7.75%	1.25%	6.50%	\$28,959.19	\$5,569.07
6285	1000286	8 Baldwin Rise Pty Ltd ACN	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$98,366.19	7.95%	1.25%	6.70%	\$82,899.81	\$15,466.38
6286	1000287	Point No 1 Pty Ltd (ACN 641	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$52,271.24	7.25%	1.05%	6.20%	\$44,700.92	\$7,570.32
6287	1000288	BSRP 3 Pty Ltd (ACN 655 81	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$13,953.79	7.75%	0.50%	7.25%	\$13,053.55	\$900.24
6288	1000289	Park Residence Pty Ltd (AC	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$62,157.90	8.90%	1.15%	7.75%	\$54,126.26	\$8,031.64
6290	1000291	The Cheng and Lok Compar	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$2,227.56	8.25%	1.25%	7.00%	\$1,890.05	\$337.51
6291	1000292	58 High Street Pty Limited (A	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$40,631.10	6.95%	0.50%	6.45%	\$37,708.00	\$2,923.10
6292	1000293	BKW George Street Fitzroy F	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$398.55	7.00%	0.40%	6.60%	\$375.78	\$22.77
6294	1000295	BSRP 2 Pty Ltd (ACN 641 72	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$2,096.88	8.00%	1.00%	7.00%	\$1,834.77	\$262.11
6295	1000296	79 Clendon Road Pty Ltd (A	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$15,749.17	7.75%	1.00%	6.75%	\$13,717.02	\$2,032.15
6298	1000299	UPG 263 Pty Ltd ACN 650 4	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$2,284.88	7.75%	1.00%	6.75%	\$1,990.06	\$294.82
6299	1000300	Lords Avenue Developments	30/06/2022	01/07/2022	8500	Interest (No Capitalisation)	\$0.00	\$6,427.15	7.50%	0.75%	6.75%	\$5,784.44	\$642.72
Count: 26								\$1,634,791.74				\$1,445,179.63	\$189,612.11

Totals:

\$0.00

\$1,634,791.74

NAB interest	74.24
WCF distribution	-
WCF MER rebate	-
Cash Account distribution	74.24

Total JUNE 2022 distribution 1,445,253.87

Fund payment notice



7 July 2022

**Australian Unity Select Income Fund – ARSN 091 886 789
AUS0083AU**

Australian Unity Funds Management Limited, as Responsible Entity of the Australian Unity Select Income 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 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 June to 30 June 2022, and should not be used for any other purpose.

Component	Cash account	Syndicate - Fund
Australian interest income (subject to non-resident withholding tax)	100.00%	100.00%
Other assessable Australian income	0.00%	0.00%
Other foreign income	0.00%	0.00%
Total distribution	100.00%	100.00%

The above estimated components are based on information currently available.

For the purposes of Subdivisions 12A-B and 12-H of the Act, the Cash Account distribution includes a 'fund payment' percentage of 0.00% and the Syndicate-Fund distribution includes a 'fund payment' percentage of 0% in respect of the period 1 June to 30 June 2022.

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.

Sign-off and Clearance

Purpose: The purpose of this announcement is to meet obligations under Section 12-395 of the Tax Act 1953 (Cth).

Note: Product reviewed the template and signed-off on the format and presentation on 06/02/2020.

Fund Accountant - Confirm estimated tax components and 'fund payment'.

Date



Fund Accounting Review - Confirm estimated tax components and 'fund payment'.

Date 5/7/22

Stakeholder	Function	Signature, Date, Comments
Rob Meerbach Marcel Saunders Product	Product Quality checkpoint for all product information	Signature: <i>see edits.</i> Date: 14/2/20
Angelina Jeyarajah Compliance Manager	Compliance Confirm regulatory requirements have been adhered to.	Signature: Date:
Kismet Santiago Tax Operations Manager	Tax Confirm regulatory requirements have been adhered to.	Signature: <i>K. Santiago</i> Date: 4/3/2020

You replied to this message on 12/02/2020 4:20 PM.

From: Angelina Jeyarajah
To: Emma Irving; Robert Meerbach
Cc: Kismet Santiago
Subject: RE: Mortgages Fund Payment Notice - sign off required

Sent: Wed 12/02/2020 3

Hi Emma,

Apologies for the delay – these look fine to me.

I assume a lot of the information such as ref to sections in legislation etc would not have changed from the last time Scott reviewed and approved this. If they have, please let me know so I can review. Otherwise, these are fine.

Also assume all figures and corresponding dates have been reviewed and approved by the relevant internal team.

Thanks,

~ Angelina

	Average		Rate (Onevue)	Interest ARMMS	PK Calculation Rate		Diff
558 - KAR-BOUT 558 - Karam Boutique Residential Pty Ltd (Coorparo	86,492,931.90	2,883,097.73	13.610960%	32,701.44	32,701.44	13.80%	0.00
588 - UPG-25 588 - UPG 25 Pty Ltd (Riverstone) 8.00% p.a.	646,386,055.40	21,546,201.85	7.890411%	141,673.66	141,673.66	8.00%	0.00
594 - SC-BRIG 594 - SC Land Brighton Beach Pty Ltd (Brighton) 8.	395,984,410.40	13,199,480.35	8.087671%	88,960.88	88,960.88	8.20%	0.00
596 - IDTAY-DEAN 596 - ID Taylors Road Pty Ltd (Deanside) 7.00% p.a	325,892,565.00	10,863,085.50	6.904109%	62,499.94	62,499.94	7.00%	0.00
597 - UPG-LOCH 597 - UPG 74 Pty Ltd (Lochinvar) 8.00% p.a.	264,101,949.00	8,803,398.30	7.890411%	57,885.36	57,885.36	8.00%	0.00
598 - WPG-BARK 598 - WPG Barkers Road Pty Ltd (Kew) 6.50% p.a.	26,695,914.30	889,863.81	6.410950%	4,754.06	4,754.07	6.50%	0.01
607 - UNI-FCP A 607 - Union FCP Pty Ltd ACN 643 857 461 5.25% p.a.	213,310,081.20	7,110,336.04	5.178083%	30,681.59	30,681.59	5.25%	0.00
608 - BSRP2-OTH 608 - BSRP 2 Pty Ltd atf BSRP2 Trust and others 7.	113,488,023.91	3,782,934.13	6.904111%	21,764.83	21,764.83	7.00%	0.00
609 - WPG-MALV 609 - WPG Malv and Aintree Pty Ltd ACN 606 726 167	99,062,229.30	3,302,074.31	6.410959%	17,641.22	17,641.22	6.50%	0.00
610 - KLA-PTYLTD 610 - Klarendon Pty Ltd. 6.40% p.a.	112,989,993.60	3,766,333.12	6.312327%	19,811.94	19,811.94	6.40%	0.00
611 - ALEK-NOM 611 - Aleks Nominees Pty Ltd 5.25% p.a,	132,600,000.00	4,420,000.00	5.178081%	19,072.60	19,072.60	5.25%	0.00
612 - NEW-PtyLtd 612 - Newrose Pty Ltd (ACN 639 104 788) ATF Newr	332,236,741.20	11,074,558.04	6.164383%	56,889.85	56,889.85	6.25%	0.00
613 - SMI-DEVE 613 - Smith Street Development Pty Ltd 5.50% p.a.	152,062,440.00	5,068,748.00	5.424658%	22,913.52	22,913.52	5.50%	0.00
614 - DAN-ROB 614 - Daniel Robertson Pty Ltd ACN 005 008 613 6.	170,551,858.52	5,685,061.95	5.917808%	28,035.92	28,035.92	6.00%	0.00
615 - BRIG-RES 615 - Brighton Residential 1 Pty Ltd ACN 644 751 7	248,224,805.70	8,274,160.19	5.917809%	40,804.08	40,804.08	6.00%	0.00
616 - PRES-IVAN 616 - Prestige Ivanhoe Pty Ltd ACN 608 107 339 6.1	148,162,006.58	4,938,733.55	6.016438%	24,761.32	24,761.32	6.10%	0.00
617 - BOR-RD 617 - Boronia Road Pty Ltd ACN 613 348 584 6.10% p	100,606,134.56	3,353,537.82	6.016436%	16,813.62	16,813.63	6.10%	0.01
618 - ALB-HILL 618 - 25 Albert Hill Road Pty Ltd ACN 628 478 231	99,263,415.00	3,308,780.50	6.016439%	16,589.23	16,589.23	6.10%	0.00
619 - MET-ROCH 619 - Metro Rochedale Pty Ltd (ACN 651 639 057) 5.	195,793,686.30	6,526,456.21	5.819178%	31,648.84	31,648.84	5.90%	0.00
620 - BOT-McDOW 620 - Botanica At McDowall Pty Ltd (ACN 653 128 14	200,761,418.70	6,692,047.29	11.145205%	62,153.53	62,153.54	11.30%	0.01
621 - STUD-PARK 621 - 1 Studley Park Road Pty Ltd (ACN 635 102 635	97,711,141.56	3,257,038.05	6.213698%	16,865.21	16,865.21	6.30%	0.00
622 - SPR-CAPNOM 622 - Springfield Avenue Capital Nominees Pty Ltd	296,814,851.40	9,893,828.38	13.315069%	109,780.84	109,780.84	13.50%	0.00
623 - HAMP-PRO 623 - Hampshire Project Pty Ltd ACN 629 756 878 6.	211,407,652.80	7,046,921.76	6.164383%	36,199.94	36,199.94	6.25%	0.00
624 - PORT-DEV 624 - ID Port Melbourne Developments Pty Ltd 6.10%	1,066,639,212.90	35,554,640.43	6.016438%	178,260.25	178,260.25	6.10%	0.00
626 - WPG - 221 626 - WPG 221 Burke Road Glen Iris Pty Ltd (ACN 61	106,558,145.00	3,551,938.17	6.410960%	18,976.11	18,976.11	6.50%	0.00
627 - WPG-225 627 - WPG 225 Burke Road Glen Iris Pty Ltd (ACN 61	162,616,951.20	5,420,565.04	6.410960%	28,959.19	28,959.18	6.50%	-0.01
628 - BALD-RISE 628 - 8 Baldwin Rise Pty Ltd ACN 635 049 660 6.70%	451,618,344.10	15,053,944.80	6.608220%	82,899.81	82,899.81	6.70%	0.00
629 - AYD-ASH 629-Point No1 Pty Ltd & Point No 2 Pty Ltd & Ayden	263,158,648.30	8,771,954.94	6.115068%	44,700.92	44,700.92	6.20%	0.00
630 - BSRP-3 630 - BSRP 3 Pty Ltd (ACN 655 810 281) 7.25%p.a.	65,717,850.00	2,190,595.00	7.150687%	13,053.55	13,053.55	7.25%	0.00
631 - PARK-RES 631 - Park Residence Pty Ltd (ACN 611 470 350) 7.7	254,917,214.68	8,497,240.49	7.643836%	54,126.26	54,126.26	7.75%	0.00
633 - CHENG-LOK 633 - The Cheng and Lok Company Pty Ltd ACN 600 61	9,855,281.70	328,509.39	6.904095%	1,890.05	1,890.05	7.00%	0.00
634 - HIGH-ST 634 - 58 High Street Pty Limited (ACN 657 493 260)	213,386,342.40	7,112,878.08	6.361644%	37,708.00	37,708.00	6.45%	0.00
635 - BKW-FITZ 635 - BKW George Street Fitzroy Pty Ltd (ACN 623 3	2,078,156.91	69,271.90	6.509653%	375.78	375.78	6.60%	0.00
636 - BSRP- 2 636 - BSRP 2 Pty Ltd (ACN 641 728 832) 7.00% p.a.	9,567,014.46	318,900.48	6.904110%	1,834.77	1,834.77	7.00%	0.00
637 - CLEN-ROAD 637 - 79 Clendon Road Pty Ltd (ACN 637 883 508) 6.	74,173,525.00	2,472,450.83	6.657533%	13,717.02	13,717.02	6.75%	0.00
640 - UPG-263 640 - UPG 263 Pty Ltd ACN 650 479 600 6.75% p.a.	10,761,025.00	358,700.83	6.657559%	1,990.06	1,990.05	6.75%	-0.01
641 - LORDS-DEV 641 - Lords Avenue Developments Pty Ltd (ACN 658	31,278,792.00	1,042,626.40	6.657541%	5,784.44	5,784.43	6.75%	-0.01