Fund payment notice

13 October 2022

Australian Unity Specialist Disability Accommodation Fund - ARSN 651 885 415
AUS9836AU

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Specialist Disability Accommodation Fund ("SDA") considers that SDA is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2023.

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 01 July 2022 to 30 September 2022, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (not subject to non-resident withholding tax)	0.0010
Other assessable Australian income	0.3883
Other non-attributable amounts (Tax deferred)	0.2960
Total Distribution	0.6853

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of
0.3883 cents per unit in respect of the period 01 July 2022 to 30 September 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 2023 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2023.