

Fund payment notice

2 February 2024

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 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 01 January 2024 to 31 January 2024, and should not be used for any other purpose.

| Component | Cents per unit |
|--|----------------|
| Australian interest income (subject to non-resident withholding tax) | 0.0020 |
| Other assessable Australian income | 0.0223 |
| Discounted capital gains - TAP | 0.0025 |
| AMIT CGT gross up | 0.0025 |
| Other non-attributable amounts (Tax deferred) | 0.3873 |
| Total Distribution | 0.4166 |

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 0.0273 cents per unit in respect of the period 01 January 2024 to 31 January 2024.

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.