

Fund payment notice

Australian Unity Retail Property Fund – ARSN 133 632 765 Wholesale Securities YOC008AU

26 August 2019

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Retail Property Fund ('RPF') considers that RPF is a withholding managed investment trust ('MIT') and an attribution managed investment trust ('AMIT').

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 special distribution, and should not be used for any other purpose.

Component	Cents per security
Discounted capital gains - TAP	23.7900
AMIT CGT gross up (non-cash distribution)	23.7900
Total Distribution	47.5800

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 47.5800 cents per security.

The fund payment amount subject to MIT withholding tax exceeds the cash payment as it includes the gross up of discount capital gains made on Taxable Australian Property, with final details to be reflected in the Attribution MIT Member Annual ('AMMA') statement to be issued in August 2020.

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 2020 AMMA which is expected to be sent to unitholders in August 2020.