Fund payment notice

20 October 2026

Australian Unity Childcare Property Fund - ARSN 652 919 885
AUS4284AU

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Childcare Property Fund ("CPF") considers that CPF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2027.

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 2026 to 30 September 2026, and should not be used for any other purpose.

Component	Cash Distribution (cents per unit)	Fund payment (cents per unit)
Australian interest income (not subject to non-resident withholding tax)	-	
Other assessable Australian income	-	-
Other non-attributable amounts (Tax deferred)	0.9200	
Total Distribution	0.9200	-

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.0000 cents per unit in respect of the period 01 July 2026 to 30 September 2026.

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 2027 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2027.