

180
YEARS

Australian
Unity 
Real Wellbeing

Fund payment notice

7 June 2022

Australian Unity Diversified Property Fund - ARSN 106 724 038 Ordinary Units YOC0018AU

Australian Unity Property Limited as responsible entity of the Australian Unity Diversified Property Fund ('DPF') considers that DPF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 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 01 May 2022 to 31 May 2022, and should not be used for any other purpose.

Component	Cents per unit
Discounted capital gains - TAP	0.2600
AMIT CGT gross up	0.2600
Total Distribution	0.5200

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.5200 cents per unit in respect of the period 01 May 2022 to 31 May 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.

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