

## Fund payment notice

**Australian Unity A-REIT Fund - ARSN 140 274 728**  
**Units APIR Code AUS0055AU**

1 July 2018

Australian Unity Funds Management Limited, as Responsible Entity of the Australian Unity A-REIT Fund ('Fund'), considers that the Fund is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2018.

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 1 April to 30 June 2018, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.1204
Franked Dividends	0.0036
Other Australian Income	0.3672
Other Foreign Income	0.1528
Capital Gains - Other Method - TAP	0.0010
Capital Gains - Other Method - NTAP	0.7119
Discounted Capital Gains - TAP	0.2116
Discounted Capital Gains - NTAP	9.9839
AMIT CGT Gross Up	10.1955
Tax Deferred Amounts	0.6525
<b>Total Distribution</b>	<b>22.4003</b>

The above estimate 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 0.7915 cents per unit in respect of the period 1 April to 30 June 2018.

**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 2018 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2018.