

Fund payment notice

Australian Unity Diversified Property Fund - ARSN 106 724 038 Ordinary Units YOC0018AU and Class A Units YOC0019AU

10 April 2018

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 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 January 2018 to 31 March 2018, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (NRWT taxable)	0.0075
Other Australian income	0.4261
Tax deferred	1.2664
Total Distribution	1.7000

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 0.4261 cents per unit in respect of the period 1 January 2018 to 31 March 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.

Sign-off and Clearance

Purpose: The purpose of this announcement is to meet obligations under Section 12-395 of the Tax Act 1953 (Cth).

Fund Accountant - Confirm estimated tax components and 'fund payment'. Date

Fund Accounting Review - Confirm estimated tax components and 'fund payment'. Date

Tax Manager - Confirm regulatory and tax requirements have been adhered to. Date

Sign Off Certification – Website Announcement

Fund: Property Funds	Date:
Subject: Fund Payment Notice Template – Property Funds FY18	27/12/2017
Owner: Kismet	Ext: 4771

Return By: ASAP

Purpose

The purpose of this announcement is to meet obligations under Section 12-395 of the Tax Act 1953 (Cth).

Stakeholder	Function	Signature, Date, Comments
Rob Meerbach Senior Product Manager	Product Quality checkpoint for all product information	 28/12/17 Signature: Date:
Narelle Iacono Compliance Manager	Compliance Confirm regulatory requirements have been considered by business stakeholders.	 28/12/17 Signature: Date:

Note: This is for Product and Compliance review only. Tax Manager will sign-off on the wordings and contents every distribution period.