

Fund payment notice

July 2020

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 2020.

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 2020 to 30 June 2020, and should not be used for any other purpose.

| Component | Cents per unit |
|--|----------------|
| Australian interest income (subject to non-resident withholding tax) | 0.0004 |
| Other assessable Australian income | 0.1056 |
| Discounted capital gains - TAP | 2.6542 |
| Discounted capital gains - NTAP | 0.0004 |
| AMIT CGT gross up | 1.0125 |
| Total cash distribution | 3.7731 |
| AMIT CGT gross up (non-cash distribution) | 1.6421 |
| Total attribution amount | 5.4152 |

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 5.4140 cents per unit in respect of the period 1 April 2020 to 30 June 2020.

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 September 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 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2020.