

Fund payment notice

14 May 2021

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 2021.

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 2021 to 30 April 2021, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0002
Other non-attributable amounts (Tax deferred)	0.4998
Total cash distribution	0.5000
Total attribution amount	0.5000

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 0.0000 cents per unit in respect of the period 1 April 2021 to 30 April 2021.

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 2021.

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 2021 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2021.