

180
YEARS



Fund payment notice

13 July 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 Jun 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 01 Jun 2021 to 30 Jun 2021, and should not be used for any other purpose.

| Component | Cents per unit |
|---|----------------|
| Discounted capital gains - TAP | 1.1896 |
| AMIT CGT gross up | 1.1896 |
| Other non-attributable amounts (Tax deferred) | 2.1208 |
| Total Distribution | 4.5000 |

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 2.3792 cents per unit in respect of the period 01 Jun 2021 to 30 Jun 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.

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