Fund payment notice

14 July 2021

Australian Unity Healthcare Property Trust – ARSN 092 755 318
Retail Units AUS0102AU

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Healthcare Property Trust ('HPT') considers that HPT 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 June 2021, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0312
Other assessable Australian income	0.7143
Discounted capital gains - TAP	0.1675
AMIT CGT gross up	0.1675
Other non-attributable amounts (Tax deferred)	1.5485
Total Distribution	**2.6290**

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 1.0493 cents per unit in respect of the period 1 April 2021 to 30 June 2021.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completing 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.