

Fund payment notice

Australian Unity Property Income Fund – ARSN 094 220 498 Wholesale Units YOC0100AU

4 October 2019

Australian Unity Property Limited as responsible entity of the Australian Unity Property Income Fund ('PIF') considers that PIF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ending 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 July 2019 to 30 September 2019, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0213
Franked dividends	0.0081
Other assessable Australian income	0.4332
Other foreign income	0.0502
Discounted capital gains - TAP	0.4436
AMIT CGT gross up	0.4436
Total Distribution	1.4000

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 1.3204 cents per unit in respect of the period 1 July 2019 to 30 September 2019.

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 August 2020.

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