

180
YEARS



Fund payment notice

12 April 2021

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

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 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 January 2021 to 31 March 2021, and should not be used for any other purpose.

Component	Cents per unit
Other assessable Australian income	0.0328
Capital gains - other method - TAP	0.1844
Discounted capital gains - TAP	0.0009
AMIT CGT gross up	0.0009
Other non-attributable amounts (Tax deferred)	1.0310
Total Distribution	1.2500

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 0.2190 cents per unit in respect of the period 1 January 2021 to 31 March 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.

Australian Unity Property Limited ABN 58 079 538 499 AFS Licence No. 234455

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Sign-off and Clearance

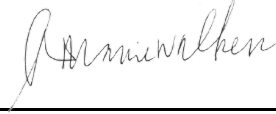
Purpose: The purpose of this announcement is to meet obligations under Section 12-395 of the Tax Act 1953 (Cth).



20/04/2021

Fund Accountant - Confirm estimated tax components and 'fund payment'.

Date



Fund Accounting Review - Confirm estimated tax components and 'fund payment'.

20/4/21

Date

Tax Manager - Confirm regulatory and tax requirements have been adhered to.

Date