

180
YEARS



Fund payment notice

19 July 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 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)	0.0060
Franked dividends	0.0029
Unfranked dividends	0.0076
Other assessable Australian income	0.1446
Other foreign income	0.0001
Capital gains - other method - TAP	0.0456
Capital gains - other method - NTAP	0.1186
Discounted capital gains - TAP	0.2759
Discounted capital gains - NTAP	0.1065
AMIT CGT gross up	0.3824
Other non-attributable amounts (Tax deferred)	0.1598
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 0.7420 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 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

Address 271 Spring Street, Melbourne VIC 3000 Investor Services T 13 29 39 Adviser Services T 1800 649 033

Website australianunity.com.au/wealth Email investments@australianunity.com.au