

Fund payment notice

Australian Unity A-REIT Fund - ARSN 140 274 728
Units APIR Code AUS0055AU

1 July 2019

Australian Unity Funds Management Limited, as Responsible Entity of the Australian Unity A-REIT Fund ("Fund"), considers that the Fund is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2019.

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 to 30 June 2019, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.0795
Australian Interest Income (NRWT exempt)	0.0080
Franked Dividends	0.1154
Unfranked Dividends	0.1262
Unfranked Dividends CFI	0.0001
Other Australian Income	0.5529
Capital Gains - Other Method - TAP	0.0179
Capital Gains - Other Method - NTAP	0.8252
Discounted Capital Gains - TAP	0.3110
Discounted Capital Gains - NTAP	9.8707
AMIT CGT Gross Up	10.1818
Tax Exempted Amounts	0.0280
Other non-attributable amounts (Tax Deferred)	0.5034
Total Distribution	22.6201

The above estimate 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 1.1928 cents per unit in respect of the period 1 April to 30 June 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 2019 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2019.