

Fund payment notice

11 October 2021

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

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 2022.

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 to 30 September 2021, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.0130
Franked Dividends	0.0437
Unfranked Dividends	0.0036
Unfranked Dividends CFI	0.0018
Other Australian Income	0.2069
Other Foreign Income	0.0103
Other non-attributable amounts (Tax Deferred)	0.7208
Total Distribution	1.0000

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 0.2069 cents per unit in respect of the period 1 July to 30 September 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 2022 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2022.