

Fund payment notice

10 January 2023

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 2023.

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 October to 31 December 2022, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.1071
Australian Interest Income (NRWT exempt)	0.0015
Franked Dividends	0.1658
Unfranked Dividends	0.0057
Unfranked Dividends CFI	0.0013
Australian other income - NCMI	0.0033
Australian other income - Excluded NCMI	0.0055
Other Australian Income	0.6135
Other Foreign Income	0.0961
Total Distribution	1.0000

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a "fund payment" amount of 0.6224 cents per unit in respect of the period 1 October to 31 December 2022.

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 2023 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2023.