

Fund payment notice

17 January 2024

**Australian Unity Childcare Property Fund - ARSN 651 885 415
AUS9836AU**

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Childcare Property Fund ("CPF") considers that CPF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2024.

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 01 Oct 2023 to 31 Dec 2023, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (not subject to non-resident withholding tax)	0.0674
Other assessable Australian income	0.3926
Other non-attributable amounts (Tax deferred)	0.3479
Total Distribution	0.8079

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.3926 cents per unit in respect of the period 01 Oct 2023 to 31 Dec 2023.

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 2024 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2024.