

Fund payment notice

3 April 2025

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 2025.

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 January to 31 March 2025, and should not be used for any other purpose.

| Component | Cents per unit |
|---|----------------|
| Australian Interest Income (NRWT taxable) | 0.0200 |
| Franked Dividends | 0.0097 |
| Australian other income - CBMI | 0.0024 |
| Australian other income - NCMI | 0.0045 |
| Australian other income - Excluded NCMI | 0.0029 |
| Other Australian Income | 0.1519 |
| Other Foreign Income | 0.0020 |
| Other non-attributable amounts (Tax Deferred) | 0.8066 |
| 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 0.1617 cents per unit in respect of the period 1 January to 31 March 2025.

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 2025 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2025.