

180
YEARS



Fund payment notice

13 January 2021

Australian Unity Student Accommodation Fund

Australian Unity Property Limited as responsible entity of the Australian Unity Student Accommodation Fund ('SAF') considers that SAF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2021.

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 Sep 2020 to 31 Dec 2020, and should not be used for any other purpose.

| Component | Cents per unit |
|---------------------------|----------------|
| Return of capital amount | 1.2801 |
| Total Distribution | 1.2801 |

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 1.2801 cents per unit in respect of the period 01 Sep 2020 to 31 Dec 2020.

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 2021 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2021.

Australian Unity Property Limited ABN 58 079 538 499 AFS Licence No. 234455

Address 271 Spring Street, Melbourne VIC 3000 Investor Services T 13 29 39 Adviser Services T 1800 649 033

Website australianunity.com.au/wealth Email investments@australianunity.com.au