

Fund payment notice

15 January 2026

Australian Unity Healthcare Property Trust – ARSN 092 755 318
Class A Units AUS0037AU

Australian Unity Funds Management Limited as responsible entity of the Australian Unity Healthcare Property Trust ('HPT') considers that HPT is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2026.

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 October 2025 to 31 December 2025, and should not be used for any other purpose.

Component	Cash Distribution (cents per unit)	Fund payment (cents per unit)
Australian interest income (subject to non-resident withholding tax)	0.0045	
Other assessable Australian income	0.1934	0.1934
Other foreign income	0.0005	
Discounted capital gains - TAP	0.1184	0.1184
AMIT CGT gross up	0.1184	0.1184
Other non-attributable amounts (Tax deferred)	1.0988	
Total Distribution	1.5340	0.4302

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 0.4302 cents per unit in respect of the period 01 October 2025 to 31 December 2025.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the 2026 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2026.