

Fund payment notice

3 July 2024

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 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 1 April to 30 June 2024, and should not be used for any other purpose.

Component	Cents per unit
Discounted Capital Gains - Other Method - TAP	0.2701
Discounted Capital Gains - NTAP	0.4770
AMIT CGT Gross Up	0.7460
Total Distribution	1.4931

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a "fund payment" amount of 0.5401 cents per unit in respect of the period 1 April to 30 June 2024.

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 August 2024.