

Fund payment notice

Australian Unity Diversified Property Fund - ARSN 106 724 038 Ordinary Units YOC0018AU and Class A Units YOC0019AU

8 January 2019

Australian Unity Property Limited as responsible entity of the Australian Unity Diversified Property Fund ('DPF') considers that DPF is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ended 30 June 2019.

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 Oct 2018 to 31 Dec 2018, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0071
Other assessable Australian income	0.5156
Other non-attributable amounts (Tax deferred)	1.1773
Total Distribution	1.7000

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 0.5156 cents per unit in respect of the period 1 Oct 2018 to 31 Dec 2018.

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 2019 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2019.