

Investor Notice

1 July 2017

Attribution Managed Investment Trust (AMIT) regime

Notice of modification of Constitutions for Australian Unity registered managed investment schemes

On 31 May 2017 we published a notice for a period of seven days on the website of each of the Australian Unity registered managed investment schemes named in the Appendix (each a 'Fund' and collectively the 'Funds') by the named responsible entity in the Appendix ('Responsible Entity'). The notice provided details of proposed changes to each Fund's Constitution to enable those Funds to opt-in and operate under the new Attribution Managed Investment Trust ('AMIT') regime - a new tax regime that applies to many managed funds. The details of the proposed changes are summarised in this investor notice.

In compliance with ASIC Corporations (Attribution Managed Investment Trusts) Instrument 2016/489, the Responsible Entity has now made the proposed changes to each of the Fund's Constitutions. A supplemental deed poll effecting such changes to the constitution has been lodged with the Australian Securities and Investments Commission, and has now become effective.

Importantly, the amendments to each of the Constitutions solely reflect the necessary and incidental changes required to allow each of the Funds to operate as an AMIT.

The Responsible Entity intends to elect into the AMIT regime for each eligible Fund with effect from 1 July 2017. Practically, after this election the Responsible Entity does not anticipate any material changes from the way that any of the Funds currently operate.

Reasons for changes to the Constitution

As noted above, the amendments to each of the Constitutions reflect the necessary and incidental changes required to allow each of the Funds to operate as an AMIT. Once the AMIT regime is adopted by the Fund, the key reasons for the changes for investors include:

- provide the ability of each of the Funds to attribute taxable income to investors on a fair and reasonable basis and also to provide greater certainty of the income retaining its character for tax purposes;
- allow for an increase to the Capital Gains Tax cost base of units held by investors where the cash distribution is less than the taxable income attributed. This will address a taxation outcome under the current taxation rules which requires decreasing cost base adjustments only;
- deeming each Fund to be a fixed trust which provides certainty in continuing to flow through franking credits to investors and to allow each Fund to access simpler tax loss testing rules; and

- the application of legislated guidance for reconciling under-estimations or over-estimations of attributed income for the Fund through adjustments to investor attributed income in the year of discovery, rather than requiring investors to amend previously lodged tax returns.

Effect of the changes

The effect of changes to the Constitution of each Fund provides the Responsible Entity with the power to:

- elect for each Fund to operate as an AMIT;
- do all things necessary, desirable or expedient to operate each Fund as an AMIT, including the attribution of taxable income on a fair and reasonable basis;
- recover from each Fund any taxes, costs, expenses and liabilities incurred by the Responsible Entity under the AMIT regime in respect of that Fund or by the AMIT regime not applying to that Fund; and
- recover from an investor all costs, expenses and liabilities incurred by the Responsible Entity as a result of the investor taking a position in its tax return that is inconsistent with the attribution by the Responsible Entity, provided such recovery is reasonable in the circumstances.

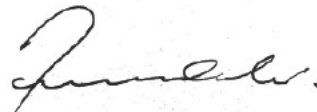
Further Information

If you have any questions about the changes to the Constitutions or the operation of the AMIT rules, please speak with your financial adviser (if applicable) or tax adviser in the first instance.

Alternatively, you can contact our Investor Services Team on **13 29 39** or visit our website, australianunity.com.au/wealth.

You can also email questions to investments@australianunity.com.au.

Thank you for investing with Australian Unity Wealth.






David Bryant

Director – Australian Unity Funds Management Limited
& Australian Unity Property Limited




Contact us

-  Australian Unity
114 Albert Road, South Melbourne VIC 3205
-  australianunity.com.au/wealth

Investor Services

-  investments@australianunity.com.au
-  13 29 39
-  03 8682 5057

Adviser Services

-  investments@australianunity.com.au
-  1800 649 033
-  03 8682 5057

Appendix

Fund Name	ARSN	Responsible Entity
Australian Unity Wingate Spectrum Fund	132 393 796	Australian Unity Funds Management Limited
Acorn Capital Microcap Fund	095 115 594	Australian Unity Funds Management Limited
Acorn Capital Microcap Fund - Retail	102 713 717	Australian Unity Funds Management Limited
Altius Bond Fund	150 873 395	Australian Unity Funds Management Limited
AUFM Managed Fund No.1 (Pro-D High Growth Fund)	160 420 986	Australian Unity Funds Management Limited
AUFM Managed Fund No.2 (Pro-D Balanced Fund)	160 421 063	Australian Unity Funds Management Limited
AUFM Managed Fund No.3 (Pro-D Growth Fund)	160 421 161	Australian Unity Funds Management Limited
Australian Unity A-REIT Fund	140 274 728	Australian Unity Funds Management Limited
Australian Unity Balanced Growth Portfolio	090 010 638	Australian Unity Funds Management Limited
Australian Unity Investments Strategic Fixed Interest Trust	116 735 703	Australian Unity Funds Management Limited
Australian Unity Property Securities Fund	090 363 643	Australian Unity Funds Management Limited
Australian Unity Wholesale Cash Fund	111 933 361	Australian Unity Funds Management Limited
Platypus Australian Equities Fund	119 236 403	Australian Unity Funds Management Limited
Platypus Systematic Growth Fund	140 274 737	Australian Unity Funds Management Limited
Altius Sustainable Bond Fund	601 618 179	Australian Unity Funds Management Limited
Wingate Global Equity Fund	132 393 705	Australian Unity Funds Management Limited
Wingate Global Equity Fund - Hedged P Class	606 110 712	Australian Unity Funds Management Limited
Wingate Global Equity Fund - P Class	606 110 132	Australian Unity Funds Management Limited
Wingate Global Equity Fund Hedged	159 504 275	Australian Unity Funds Management Limited
Australian Unity Pooled Mortgage Fund	121 895 690	Australian Unity Funds Management Limited
Australian Unity Select Income Fund	091 886 789	Australian Unity Funds Management Limited
Australian Unity Diversified Property Fund	106 724 038	Australian Unity Property Limited
Australian Unity Healthcare Property Trust	092 755 318	Australian Unity Funds Management Limited
Australian Unity Property Income Fund	094 220 498	Australian Unity Property Limited
The stapled trusts of Australian Unity Retail Property Fund:		
• Australian Unity Gillies Street Trust	103 267 447	Australian Unity Funds Management Limited
• Australian Unity Property Syndicate - East West Retail	091 941 061	Australian Unity Funds Management Limited
• Australian Unity Retail Property Trust	086 218 199	Australian Unity Funds Management Limited
Australian Unity Rockdale Property Trust	602 159 875	Australian Unity Funds Management Limited