

180
YEARS

Australian
Unity 
Real Wellbeing

Fund payment notice

July 2020

Australian Unity Property Income Fund – ARSN 094 220 498
Wholesale Units YOC0100AU

Australian Unity Property Limited as responsible entity of the Australian Unity Property Income Fund ('PIF') considers that PIF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ended 30 June 2020.

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 2020 to 30 June 2020, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0327
Franked dividends	0.0217
Unfranked dividends	0.0082
Other assessable Australian income	0.7926
Other foreign income	0.0289
Capital gains - other method - TAP	0.0001
Discounted capital gains - TAP	0.9140
Discounted capital gains - NTAP	0.0002
AMIT CGT gross up	0.9142
Total Distribution	2.7126

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 2.6207 cents per unit in respect of the period 1 April 2020 to 30 June 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 2020 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2020.

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