

Fund payment notice

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

4 January 2018

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 ending 30 June 2018.

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 October 2017 to 31 December 2017, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (NRWT taxable)	0.0394
Franked dividends	0.0044
Other Australian income	1.0912
Other foreign income	0.0001
Discounted capital gains - TAP	0.0257
Discounted capital gains - NTAP	0.0008
Capital gains concessional - TAP	0.0308
Tax deferred	0.2076
Total Distribution	1.4000

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 1.1477 cents per unit in respect of the period 1 October 2017 to 31 December 2017.

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 2018 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2018.