

Fund payment notice

2 September 2025

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

Australian Unity Investments Limited as Responsible Entity of the Australian Unity Property Income Fund ('PIF') ('Scheme') considers that the Scheme is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ending 30 June 2026.

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 01 August 2025 to 29 August 2025, and should not be used for any other purpose.

| Component | Cash Distribution (cents per unit) | Fund payment (cents per unit) |
|--|---------------------------------------|----------------------------------|
| Australian interest income (subject to non-resident withholding tax) | 0.0067 | |
| Franked dividends | 0.0033 | |
| Other assessable Australian income | 0.0637 | 0.0637 |
| Other Australian Income - NCMI | 0.0001 | |
| Other Australian Income - Excluded NCMI | 0.0003 | |
| Other foreign income | 0.0023 | |
| Discounted capital gains - TAP | 0.0057 | 0.0057 |
| Discounted capital gains - NTAP | - | |
| AMIT CGT gross up | - | 0.0057 |
| Other non-attributable amounts (Tax deferred) | 0.3343 | |
| Total | 0.4167 | 0.0751 |

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.0751 cents per unit in respect of the period 01 August 2025 to 29 August 2025.

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 2026 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2026.