

Fund payment notice

2 October 2024

Australian Unity A-REIT Fund - ARSN 140 274 728

APIR Code AUS0055AU

Australian Unity Funds Management Limited, as Responsible Entity of the Australian Unity A-REIT Fund (Fund), considers that the Fund is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2025.

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 July to 30 September 2024, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.0079
Franked Dividends	0.0269
Australian other income - CBMI	0.0001
Australian other income - NCMI	0.0001
Australian other income - Excluded NCMI	0.0001
Other Australian Income	0.1553
Other Foreign Income	0.0037
Other non-attributable amounts (Tax Deferred)	0.8059
Total Distribution	1.0000

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 0.1556 cents per unit in respect of the period 1 July to 30 September 2024.

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 2025 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2025.