

Fund payment notice

3 October 2025

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 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 1 July to 30 September 2025, and should not be used for any other purpose.

Component	Cents per unit
Australian Interest Income (NRWT taxable)	0.00441
Franked Dividends	0.01611
Australian other income - NCMI	0.00010
Australian other income - Excluded NCMI	0.00002
Other Australian Income	0.09375
Other Foreign Income	0.00384
Other non-attributable amounts (Tax Deferred)	0.88176
Total Distribution	1.00000

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 0.0939 cents per unit in respect of the period 1 July to 30 September 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 August 2026.