



Fund payment notice

7 January 2026

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 31 December 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 October to 31 December 2025, and should not be used for any other purpose.

Component	Cents per unit
Other non-attributable amounts (Tax Deferred)	1.0000
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 0.0000 cents per unit in respect of the period 1 October to 31 December 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.

Sign-off and Clearance

Purpose: The purpose of this announcement is to meet obligations under Section 12-395 of the Tax Act 1953 (Cth).

Note: Product reviewed the template and signed-off on the format and presentation on 16/04/2018.

Fund Accountant - Confirm estimated tax components and 'fund payment'.

Date

Fund Accounting Review - Confirm estimated tax components and 'fund payn

Date

Manager - Confirm regulatory and tax requirements have been adhered to.

Date