Newmark

Continuous Disclosure Notice – Change of Auditor

3 February 2026

AUSTRALIAN UNITY A-REIT FUND - ARSN 106 041 638

Newmark RE Limited (**Responsible Entity**), in its capacity as responsible entity of the Australian Unity A-REIT Fund ARSN 106 041 638 (**Fund**), provides the following update in accordance with its continuous disclosure obligations under section 675 of the Corporations Act 2001 (Cth).

1. Replacement of Auditor

The Responsible Entity advises that KPMG has resigned as auditor of the Fund in accordance with section 331AC(1) of the Corporations Act. ASIC has consented to the resignation. The Responsible Entity has appointed SW Audit as the Fund's new auditor with effect from 21 January 2026.

2. Replacement of Compliance Plan Auditor

The Responsible Entity also advises that KPMG has resigned as the compliance plan auditor of the Fund. The Responsible Entity has appointed SW Audit as the Fund's new compliance plan auditor in accordance with section 601HH of the Corporations Act, with effect from 21 January 2026.

3. Reason for Changes

The changes have been made to align the Fund's audit and compliance plan audit appointments with those of the wider Newmark Group following the transfer of management of the Scheme to Newmark.

The Responsible Entity confirms that there were no disagreements with KPMG on audit, accounting, or compliance matters that, if not resolved, would have caused KPMG to modify its audit opinions.

For more information, please contact Newmark RE Investor Services:

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Important Information

Units in the Australian Unity A-REIT Fund ARSN 106 041 638 (**Fund**) are issued by Newmark RE Limited ABN 18 658 761 561, AFS License No. 554640. The information in this document is general information only and is not based on the objectives, financial situation or needs of any particular investor. You should obtain financial and legal advice relevant to your circumstances before making investment decisions.

Investment decisions should not be made upon the basis of its past performance or distribution rate since each of these can vary. The information is intended for recipients in Australia only. The document is current at the time of publication.

We regularly provide up-to-date information about the Fund, including Fund updates and continuous disclosure notices. Please refer to the 'Documents' section of this website or contact Investor Services on +61 (03) 9820 3344 for copies of the Fund update and the continuous disclosure notice.