Fund payment notice

7 July 2026

Newmark RE Limited A-REIT Fund - ARSN 140 274 728
APIR Code AUS0055AU

Newmark RE 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 April to 30 June 2026, and should not be used for any other purpose.

Component	Cents per unit	Fund payment
Australian Interest Income (NRWT taxable)	0.0194	
Australian Interest Income (NRWT exempt)	0.0057	
Franked Dividends	0.0139	
Australian other income - CBMI	0.0020	0.0020
Australian other income - NCMI	0.0037	0.0037
Australian other income - Excluded NCMI	0.0026	0.0026
Other Australian Income	0.3670	0.3670
Other Foreign Income	0.0167	
Discounted Capital Gains - TAP	0.0913	0.0913
Discounted Capital Gains - NTAP	0.0844	
AMIT CGT Gross Up	0.1757	0.0913
Other non-attributable amounts (Tax Deferred)	0.2176	
Total Distribution	**1.0000**	**0.5579**

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 0.5579 cents per unit in respect of the period 1 April to 30 June 2026.

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.*

Newmark RE Limited ABN 18 658 761 561, AFS Licence No. 554640 in its capacity as Responsible Entity
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