

Fund payment notice

6 April 2020

Australian Unity Diversified Property Fund - ARSN 106 724 038
Ordinary Units YOC0018AU

Australian Unity Property Limited as responsible entity of the Australian Unity Diversified Property Fund ('DPF') considers that DPF is a withholding managed investment trust ('withholding MIT') and an attribution managed investment trust ('AMIT') in relation to the income year ending 30 June 2020.

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 January 2020 to 31 March 2020, and should not be used for any other purpose.

Component	Cents per unit
Australian interest income (subject to non-resident withholding tax)	0.0021
Other assessable Australian income	0.2803
Discounted capital gains - TAP	0.7086
Discounted capital gains - NTAP	0.0002
AMIT CGT gross up	0.7088
Total Distribution	1.7000

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 1.6975 cents per unit in respect of the period 1 January 2020 to 31 March 2020.

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 2020 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2020.