

180
YEARS

Australian
Unity 
Real Wellbeing

Fund payment notice

3 March 2023

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 ended 30 June 2023.

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 01 February 2023 to 28 February 2023, and should not be used for any other purpose.

| Component | Cents per unit |
|------------------------------------|----------------|
| Other assessable Australian income | 0.4200 |
| Total Attribution Amount | 0.4200 |

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a 'fund payment' amount of 0.4200 cents per unit in respect of the period 01 February 2023 to 28 February 2023.

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 2023 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in September 2023.

Australian Unity Property Limited ABN 58 079 538 499 AFS Licence No. 234455

Address 271 Spring Street, Melbourne VIC 3000 Investor Services T 13 29 39 Adviser Services T 1800 649 033

Website australianunity.com.au/wealth Email investments@australianunity.com.au

Sign-off and Clearance

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

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

Date

Fund Accounting Review - Confirm estimated tax components and 'fund payment'.

Date

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

Date