



**FUND PAYMENT NOTICE IN RESPECT OF THE DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 2024**

Haben Property Fund Limited (HPFL), as the trustee of Haben Townsville Trust 2 (the Trust), declares that the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (the Act), in respect of the quarter ended 31 December 2024. In addition, HPFL declares that the Trust is an attribution managed investment trust (AMIT) for the purposes of Division 12A-B of the Act, in respect of the quarter ended 31 December 2024.

Details of the distribution for the quarter ended 31 December 2024 are as follows:

Record date	31 December 2024
Payment date	3 January 2025
Distribution per unit	2.0625 cents

The estimated taxation components below are provided solely for the purposes of complying with Subdivision 12-H and Division 12A of Schedule 1 of the Act and should not be used for any other purpose:

	<b>Cents per unit</b>
Australian income – Other	0.358624
<b>Total fund payment</b>	<b>0.358624</b>
Interest income	0.116014
<b>Total amount subject to withholding</b>	<b>0.474638</b>

For the purposes of Subdivision 12-H and Division 12A-B of Schedule 1 of the Act, the distribution includes a fund payment amount of nil cents per unit.

Any difference between the total cash distribution and the amounts listed in the above table represents an AMIT cost base adjustment.

Australian tax residents should not rely on this notice for the purposes of their income tax returns.

Details of the full year components of distributions will be provided in the Attribution Managed Investment Trust Member Annual (AMMA) statement which will be sent to securityholders post 30 June 2025.