Rural Funds Group | ASX: RFF

Rural Funds Management
Managing good assets with good people

ASX release

Subject: Managed investment trust notice providing estimated components for distribution for quarter ended 31 December 2025

29 January 2026

Rural Funds Management Limited (**RFM**) as responsible entity for the Rural Funds Group (**ASX: RFF**) considers RFF is a withholding managed investment trust and an Attribution Managed Investment Trust (AMIT) for the purposes of Subdivision 12-H and Division 12A of the *Taxation Administration Act 1953* (Cth) in respect of the financial year ending 30 June 2026.

RFF is a stapled security comprising Rural Funds Trust (**RFT**) (ARSN 112 951 578) and RF Active (**RFA**) (ARSN 168 740 805). Set out below are the estimated components of the distribution with a record date of 31 December 2025.

Rural Funds Trust (RFT)
These components are provided for the purposes of the Subdivision 12-H of the *Taxation Administration Act 1953* (Cth) and should not be used for any other purpose. The components are estimates only – the actual components for the income year ending 30 June 2026 will be provided in the 2026 AMIT Member Annual Statement, to be sent to Unitholders by September 2026.

For the purposes of section 12-395 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes “fund payments” in respect of the financial year ending 30 June 2026 of 3.2555 cents per Unit. The components are set out below:

Component	Cents per unit
Income excluded from Non-Concessional MIT income – Non-primary production	1.3285
Non-Concessional MIT income – Non-primary production[1]	1.7656
Discounted capital gain (Taxable Australian Property)	0.0807
AMIT CGT gross up	0.0807
Total fund payments	**3.2555**
Interest income	0.0054
Total amounts subject to withholding tax	**3.2609**
Tax deferred – Other non-attributable amounts	-
Net franked dividend	-
Total amounts not subject to withholding tax	**-**
Total cash distribution	**2.9325**

RFM notes that according to the AMIT regime, where the attribution amount[2] exceeds the cash distribution, the excess may be used to increase the tax cost base for capital gains tax purposes.

[1] Non-Concessional MIT income is derived from agricultural land assets purchased after 27 March 2018. A withholding tax rate of 30% is payable by foreign entities on this component.
[2] Includes income such as Australian income, capital gains, foreign income and other non-assessable amounts.

The total distribution is franked at 0% at the corporate tax rate of 30%.

Distribution	Total cash distribution cents per unit	Franking credit cents per unit	Gross distribution cents per unit
Rural Funds Trust (RFT)	2.9325	0.0000	**2.9325**

Australian resident Unitholders should not rely on this notice for the purpose of completing their income tax returns.

More information can be found on the ASX website at www.asx.com.au using the Fund's ASX code "RFF", on the Responsible Entity's website www.ruralfunds.com.au, by calling RFM Investor Services on 1800 026 665, or by emailing investorservices@ruralfunds.com.au.

Rural Funds Group (ASX: RFF)

Rural Funds Group is an agricultural Real Estate Investment Trust (REIT) listed on the ASX under the code RFF. RFF owns a diversified portfolio of Australian agricultural assets. RFF's strategy is to generate capital growth and income from developing and leasing agricultural assets. RFF targets distribution growth of 4% per annum. Distributions are paid quarterly. RFF is a stapled security, incorporating Rural Funds Trust (ARSN 112 951 578) and RF Active (ARSN 168 740 805)

Rural Funds Management Limited (RFM)

Rural Funds Management Limited is the responsible entity and manager of RFF. RFM is an agricultural fund and asset manager established in 1997. The management team includes specialist fund managers, finance professionals, horticulturists, agronomists and other agricultural managers. RFM's company culture is informed by its long-standing motto "Managing good assets with good people".

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