

ASX release

Subject: Managed investment trust notice providing estimated taxable components for distribution for quarter ended 30 September 2025

30 October 2025

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 taxable components of the distribution with a record date of 30 September 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.

Component	Cents per unit
Income excluded from Non-Concessional MIT income – Non-primary production	1.1704
Non-Concessional MIT income – Non-primary production ¹	0.8732
Interest income	0.0045
Net franked dividend income	0.0000
Capital gain (TAP) - Discounted	0.1627
Tax deferred – Other non-attributable amounts	0.7217
Total cash distribution	2.9325

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 2.3690 cents per Unit. The components are set out below:

Component	Cents per unit
Income excluded from Non-Concessional MIT income – Non-primary production	1.1704
Non-Concessional MIT income – Non-primary production ¹	0.8732
Capital gain (TAP) – Gross	0.3254
Fund payments	2.3690

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.

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".

Authorised by:	For further information:	RFM details:
Tim Sheridan Chief Operating Officer Rural Funds Management T 02 6203 9700 E TSheridan@ruralfunds.com.au	James Powell General Manager - Investor Relations, Corporate Affairs & Sustainability Rural Funds Management T 02 6203 9700 E JPowell@ruralfunds.com.au	David Bryant Managing Director Rural Funds Management T 02 6203 9700 E DBryant@ruralfunds.com.au
		ABN 65 077 492 838 AFSL 226701 Level 2, 2 King St Deakin ACT 2600 PO Box 347 Curtin ACT 2605 T 02 6203 9700 E management@ruralfunds.com.au
www.ruralfunds.com.au		