

Media Release

February 2023

Zenith recommends Australian Unity Property Income Fund

The Australian Unity Property Income Fund (Fund) has been awarded a 'Recommended' rating from Zenith Investment Partners.

As part of its review, Zenith acknowledged the Fund's attractive structure which offers investors diversified exposure to listed and unlisted property with enhanced liquidity.

Zenith said it views the Fund as an accessible entry-point for investors seeking a broad, higher-income real estate strategy.

Fund Manager, Damian Diamantopoulos, said that the upgrade is a testament to the Fund's well-rounded team and ability to provide regular income to investors through a well-diversified, actively managed approach.

"For more than 20 years, the Fund has blended ungeared direct properties and unlisted property trusts with listed A-REITS and cash to provide investors with regular income and distributions and the potential for capital growth over the medium to long term."

"This combination of real estate assets, packaged in a Fund that delivers monthly income distributions and daily liquidity, has proven attractive to investors and advisers seeking income."

The Property Income Fund not only invests in the traditional commercial property sectors of office, retail and industrial, but also provides investors with access to alternative sectors such as healthcare, social infrastructure property, specialist disability accommodation and childcare.

With tenants engrained in the community and assets offering a social benefit, these alternative sectors offer more to investors than just being linked to the business cycle.

As at 31 December 2022, the Fund is responsible for more than \$350 million in assets under management and has a 15% allocation to healthcare and social infrastructure property.

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About Australian Unity

Established in 1840, Australian Unity is a member-owned wellbeing company with more than 385,000 members and more than 700,000 customers. Our range of health, wealth and care products and services provides member, customer and community value that is supportive of personal and community wellbeing.

Important information

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More information

The Fund is open for daily withdrawals, which will normally be paid within five business days. In times of abnormal operating or market conditions, or periods of excessive withdrawals, the Fund may take up to 180 days to pay withdrawals. During these times AUPL may offer alternative withdrawal arrangements if these are deemed to be in the best interest of investors. Refer to the PDS for more information regarding withdrawals.

About Zenith Investment Partners rating

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