

Specialist Disability Accommodation Fund

Fund update

30 June 2025

Empowering independence with investment in quality accessible accommodation.



Images: New SDA developments in the Perth, WA suburbs of Osborne Park, Balga and Rivervale, each operated by the Australian Unity SDA Fund's partner, Ability Housing.

Fund summary as at 30 June 2025

Quarterly distribution	Unit price	Gross asset value	Units on issue
1.2981 cents per unit	\$1.2688 (cum-distribution, excluding buy-spread)	\$206,561,709	106,377,016
Loan-to-Value Ratio (LVR) ¹	Portfolio occupancy ²	% Fixed head lease revenue ³	
36%	95%	23%	

¹ Reflects the LVR according to ANZ's security pool, adopted value and facility drawing as at 30 June 2025.

² Reflects actual occupancy for all properties operating > 12 months. Excludes properties subject to a letting up period of 12 months. Properties subject to fixed head lease are included at 100%.

³ Reflects the percentage of fixed head lease revenue as compared to total income for the June 2025 quarter.

Performance as at 30 June 2025

	3 months	6 months	12 months	2 years p.a.	3 years p.a.	5 years p.a.	Since Inception p.a.
Distribution return	1.02%	1.95%	3.35%	3.00%	3.10%	3.14%	3.17%
Growth return	-1.18%	0.03%	2.62%	4.46%	5.12%	3.92%	4.43%
Total return⁴	-0.16%	1.98%	5.97%	7.45%	8.22%	7.06%	7.60%

⁴ Returns are calculated after fees and expenses. Performance has been calculated in accordance with FSC Standard No. 6. Past performance is not a reliable indicator of future performance. Inception date for performance calculations is 30 June 2020, Fund inception was 3 April 2020.

The financial information in this fund update is extracted from the Fund's accounting and property management records as at 30 June 2025. Past performance is not a reliable indicator of future performance.

Attribution summary as at 30 June 2025⁵

	3 months	6 months	12 months	2 years p.a.	3 years p.a.	5 years p.a.	Since inception p.a.
Property revaluations	-1.28%	0.09%	2.87%	4.88%	5.83%	3.99%	4.65%
Fees	-0.31%	-0.62%	-1.30%	-1.21%	-1.28%	-1.23%	-1.23%
Other	0.42%	0.57%	1.05%	0.79%	0.57%	1.17%	1.02%
Total growth return	-1.18%	0.03%	2.62%	4.46%	5.12%	3.92%	4.43%

⁵ Past performance is not a reliable indicator of future performance. Property revaluations are calculated in accordance with accounting standards and includes capital expenditure, lease incentives and/or commissions (both of which are amortised) and represents the increase/decrease from the property book value immediately prior to valuation. 'Fees' includes the base management fee, performance fee and capital raising fees paid to the trustee in accordance with the Information Memorandum. 'Other' includes legal expenses incurred in establishing the Fund and other items in retained earnings during the period and buy spreads.

Key direct property statistics as at 30 June 2025**Portfolio: Summary**

	Settled	Under development	Total
SDA dwellings (includes apartments, villas, houses and group homes)	161	23	184
On-site overnight assistance (OOA) dwellings ⁶	14	2	16
Total dwellings	175	25	200
Total Participant places	219	41	260

⁶ Only OOA in apartments constitutes a separate dwelling in the table above. OOA in villas and houses are bedrooms within the dwelling.

Portfolio: Asset types

	No. of dwellings	Portfolio %
Apartment	107	66%
Villa	26	16%
House	25	16%
Group home	3	2%
Total	161	100%

Financials

Asset type	Total \$
Property assets	200,618,916
Cash & other assets	5,942,792
Total assets	206,561,709
Total liabilities ⁷	73,025,510
Net assets	133,536,198

⁷ Total liabilities include a provision for the June 2025 distribution: figures shown on a post-distribution basis.

Introduction

Management is pleased to welcome our new unitholders to the Australian Unity Specialist Disability Accommodation Fund (the Fund) and to reconnect with our valued existing investors. Your continued trust and support are greatly appreciated as we focus on growing and maturing the Fund's portfolio. For the quarter ending 30 June 2025, the Fund has delivered a distribution of 1.2981 cents per unit (CPU), reflecting an increase in Funds From Operations (FFO) as additional properties are settled and development projects reached completion. Management remains confident in the outlook, with further growth in FFO and distributions expected as construction progresses and contracted assets move through to settlement and occupancy.

Valuation update

Investors will observe a moderated growth return over the last 12 month to 30 June 2025, primarily driven by a reduction in asset valuations in recent periods. Independent valuers have advised that the terminal value of Specialist Disability Accommodation — representing the underlying residential property value — has softened slightly. This adjustment is compounded by a combination of limited comparable market transactions and the sustained elevation of the 10-year Commonwealth Government Bond yield, which continues to influence capitalisation rates across the sector. While management does not speculate on future valuation movements, it notes that the Fund's increasing distribution yield may help offset the impact of these valuation adjustments over time.

Hampton East acquisition

Management has executed a contract of sale to acquire an SDA apartment cluster in the Melbourne Bayside suburb of Hampton East. Amongst a broader development comprising 140 apartments, the eight 2-bedroom Specialist Disability Accommodation (SDA) apartments an OOA apartment are due for completion in winter 2026. With connection to the beach and parklands as well as close proximity to healthcare facilities, supportive services, and social inclusion opportunities, Management is proud that these apartments will offer outstanding amenity to tenants. The SDA Provider is Guardian Living, which reports there is strong underlying participant demand for the apartments. The project also benefits from Victorian stamp duty concessions and land tax exemption.

Portfolio acquisition approved

Management has successfully tendered to acquire a portfolio of 23 properties across Victoria and New South Wales for a price of \$54.215 million. The competitive tender went through multiple rounds and the Fund was selected as the preferred bidder based on its track record and credibility supported by a competitive price. The acquisition is yet to be contracted and is subject to further due diligence yet is modelled to be materially accretive to yield and beneficial for investors. The acquisition is intended to be funded from available debt and issuance of units in the Fund to the vendors. Further detail will be presented to investors once contracts of sale are executed.

Development completions

In late June 2025 the Fund completed the construction on a development project located in the northern Brisbane suburb of Mitchelton. The project consists of two dwellings representing six Participant places in total. Vera Living is the SDA Provider for the project and has reported strong Participant demand throughout the construction phase. The Fund now has 219 active participant places with a further 41 places underway across eight construction projects. These construction projects are forecast to be completed by June 2026.

Debt refinancing

The Fund completed its debt refinancing to ANZ in late June 2025. The refinancing increased the Fund's immediate debt limit to \$95 million and enables an accordion facility of up to \$175 million. The cost of the facility is 0.74% p.a. lower than the Fund's prior facility and represents a material benefit to investors.

SDA subsidy indexed by CPI

From 1 July 2025, all SDA price limits were indexed by 2.4% for movements in the March-to-March Consumer Price Index (CPI). Tenants' rent contributions made up by Commonwealth Rent Assistance and Disability Support Pension payments have also been indexed at the same rate. The Fund captures these increases in both pass through and fixed head leases.

Equity raising

The Fund remains open month-to-month in order to incrementally raise for ongoing construction costs and settlements as they occur.

NSW floods

We hope that all investors and their loved ones were not seriously impacted by the extreme weather event on the New South Wales coast in May 2025, particularly the Mid North Coast and parts of the Hunter Valley region. Each of the Fund's SDA Providers in the impacted regions made meticulous plans to ensure the safety of Participants during the event, and Management is relieved to report that no Participants were displaced, and that there was no flooding or inundation to any of the Fund's properties.

Support Provider to cease trading

Management learned in June that Annecto is to cease trading in July 2025. Annecto provides onsite support to the Fund's tenants in five Victorian SDA projects (Essendon, Maribyrnong, Moonee Ponds, Winter Valley & Greensborough). As a Not for Profit (NFP), Annecto's Rules of Association mandates that it transfers its surplus assets to a NFP with a similar purpose⁸. Investors should note that the Fund does not contract with Annecto, or any support providers, these organisations otherwise directly contract with participants and simply operate from sites owned by the Fund. Annecto ceasing to operate does not impact Fund revenue however our SDA Provider, Guardian Living, has been actively engaging with impacted tenants since mid-June to ensure their support needs and wellbeing is not impacted. There have been a number of organisations experiencing financial hardship across the aged care, hospital and disability sectors and we anticipate this trend may continue as consolidation and rationalisation of these sectors occurs.

⁸ Subject to the Associations Incorporation Reform Act 2012 Act and any court order made under section 133 of the Act. The body to which the surplus assets are to be given must be decided by special resolution.

Fund portfolio as at 30 June 2025

Settled and Operational

	SDA Dwellings	OOA Dwellings ¹⁰	Lease type ¹¹	Places ¹²	Building type	Occupancy	Valuation date ¹³	Book value
Richmond, VIC	6	1	P	6	Apartments	100%	Dec-24	8,676,011
Cheltenham, VIC	6	1	P	6	Apartments	100%	Dec-24	8,402,178
Greensborough, VIC	6	1	P	6	Apartments	100%	Dec-24	8,154,844
Moonee Ponds, VIC	9	1	P	9	Apartments	89%	Jul-24	11,400,963
Eagleby, QLD	6	0	P	6	Villas	83%	May-25	4,500,000
Mitchelton, QLD	2	0	P	6	Houses	0%	N/A	4,008,189
Norman Gardens, QLD 1	1	0	F	3	Houses	100%	Sep-24	1,590,000
Norman Gardens, QLD 2	1	0	F	3	Houses	100%	Sep-24	1,110,000
Avenell Heights, QLD 1	1	0	F	2	Houses	100%	Sep-24	950,051
Avenell Heights, QLD 2	1	0	F	3	Houses	100%	Sep-24	1,300,000
Torquay, QLD	1	0	F	4	Group Homes	100%	Sep-24	1,650,000
Urangin, QLD	1	0	F	3	Houses	100%	Sep-24	1,160,000
Wilsonton, QLD	4	0	F	6	Villas	100%	Jul-24	2,381,229
Scarness, QLD	2	0	F	4	Villas	100%	Feb-25	1,320,000
Kirkwood, QLD	1	0	F	2	Houses	100%	Feb-25	1,800,000
Norman Gardens, QLD 3	1	0	F	4	Group Homes	100%	Feb-25	2,300,373
Norman Gardens, QLD 4	1	0	F	3	Houses	100%	Feb-25	1,750,000
Maryborough, QLD	1	0	F	4	Group Homes	100%	Feb-25	1,900,000
Norlane, VIC	1	0	P	3	Houses	100%	Nov-24	1,798,379
Chermside, QLD	9	1	P	10	Apartments	100%	Jun-25	9,890,000
Sebastopol, VIC 3	3	0	P	3	Villas	33%	Apr-25	1,916,805
Wendouree, VIC	1	0	P	3	Houses	33%	Dec-24	1,528,041
Balga, WA	2	0	P	5	Houses	40%	May-25	3,100,000
Cranbourne, VIC	1	0	P	3	Houses	67%	May-25	1,730,825
Osborne Park, WA	2	0	P	6	Houses	50%	May-25	3,100,000
Rivervale, WA	2	0	P	6	Houses	17%	May-25	3,075,000
Pakenham, VIC	4	1	P	4	Villas	100%	May-25	2,959,404
Williams Landing, VIC	8	1	F	8	Apartments	100%	Aug-24	6,280,937
Ringwood, VIC	6	1	P	6	Apartments	100%	Nov-24	7,205,874
Essendon, VIC	9	1	P	9	Apartments	78%	Oct-24	10,870,319
Macquarie, ACT	10	1	F	10	Apartments	0%	Jun-25	8,900,000
California Gully, VIC	1	0	P	3	Houses	100%	Apr-25	1,617,845
Sebastopol, VIC 2	1	0	P	3	Houses	67%	Dec-24	1,546,282
Broadmeadows, VIC	2	0	P	4	Houses	75%	Dec-24	2,248,438
Maribyrnong, VIC	8	1	P	8	Apartments	38%	Oct-24	8,910,567
Southport, QLD	10	1	P	10	Apartments	100%	Feb-25	10,668,651
Rouse Hill, NSW	10	1	F	10	Apartments	0%	Oct-24	10,474,281
Point Frederick, NSW	10	1	F	10	Apartments	0%	Mar-25	11,000,000
Winter Valley, VIC 2	1	0	P	2	Houses	50%	Jul-24	1,516,538
Winter Valley, VIC 1	4	0	P	4	Villas	100%	Jul-24	3,068,299
Shepparton, VIC 1	3	0	P	3	Villas	33%	Jun-25	1,990,000
Sebastopol, VIC 1	1	0	P	3	Houses	67%	Dec-24	1,578,466
Shepparton North, VIC	1	0	P	3	Houses	100%	Jun-25	1,660,000
Total settled	161	14		219				182,988,787

Settled Land

	Land lots	Planned places	Book value
Nundah, QLD	1	8	4,657,766
Parkwood, QLD	1	5	1,361,520
Rainforest Rise, QLD 1	1	3	401,972
Rainforest Rise, QLD 2	1	3	401,972
White Hills, VIC	1	4	1,114,652
St James, WA	1	6	3,272,752
Beckenham, WA	1	4	1,562,343
Warrenheip, VIC	1	8	1,405,190
Strathpine, QLD	1	n/a	1,000,000
Total settled land	9	41	15,178,167

Contracted

	SDA Dwellings	OOA Dwellings	Places	Building type	Occupancy	Valuation date	Accrued Cost
Hampton East, VIC	8	1	8	Apartments	n/a	n/a	633,226
Cannington, WA	10	1	10	Apartments	n/a	n/a	1,818,735
Sub-total	18	2	18				2,451,961

Total property	200,618,916
Cash and other assets	5,942,792
Total assets	206,561,709

⁹Only OOA in apartments constitutes a separate dwelling. OOA in villas and houses are bedrooms within the dwelling.

¹⁰ Lease type: P = Pass through lease (Fund bears vacancy risk). F = Fixed head lease (SDA Provider bears vacancy risk).

¹¹ For properties under a fixed head lease, Participants shown represent the number of available rooms.

¹² Valuation Policy - Regular valuations of underlying property assets are an important aspect of managing the Fund. Valuations are conducted by qualified independent valuers in accordance with industry standards. We have a policy of generally obtaining independent valuations on Fund direct properties each year following settlement. Assets which have recently settled are held at cost and will be independently valued once tenanted. The book value of assets under construction reflects deposits paid and capitalised transaction costs. Carrying Value is the Book Value from the latest independent valuation date plus any capitalised costs since the valuation date.

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