

Australian Unity

Australian Unity, founded on social values has a purpose to help Australians thrive in the areas of health, wealth, and care. With a history spanning 180 years, we offer innovative health and financial solutions, positioning us as a leading market player in thematic healthcare investment.

Fund Overview

The Fund's primary goal is to invest in a diversified portfolio of childcare properties including established trading childcare centres and potential development assets in the future.

Exposure to childcare properties may include direct property, unlisted managed funds, listed childcare REITs, property syndicates or companies with a high proportion of childcare assets in their portfolios.

The Fund may invest in property infrastructure directly related to its childcare assets, for example; fixtures and fittings, adjacent real estate and real estate with complementary uses.

The Fund may also, from time to time, provide loans to childcare operators secured by real property to assist them with funding of development and fit-out of the Fund's childcare properties. The Fund manages its liquidity by holding cash and listed REITs.

The Fund utilises a combination of equity provided by investors, and borrowings from lenders, to acquire childcare properties and other investments for the Fund. Such use of capital includes the funding of development activities and refurbishment, for the improvement of its childcare properties.

Fund Objective

To achieve returns of a stabilised 5.5% – 6.0% distribution yield whilst also maintaining a gearing range of between 30% – 45%.

How to invest

Available for wholesale investors only, to invest click on the <https://www.australianunity.com.au/wealth/CPF>

or get in touch

1300 997 774 / 03 9616 8687

Mon – Fri, 8:30am – 5:30pm AEST

australianunitywealth@unitregistry.com.au

Investment Team



Mark Delaney | Fund Manager

Mark brings extensive knowledge in the property advisory industry focussing on the acquisition and delivery of retail and childcare assets. Prior to joining Australian Unity Mark held senior roles across Mirvac, Woolworths, Frasers and Vicinity where he was responsible for origination and delivery of development opportunities across several sectors.

Fund Key Facts

Minimum investment amount	\$50,000
Recommended Investment Period	Medium to long term
Additional Investment Amount	\$10,000
Management fee	0.75% of the Funds end of month GAV
Performance fee	15% over a IRR of 10%
Buy sell spread	+ 2.00% / - 0.00
APIR Code (Wholesale Units)	AUS4284AU
Application Frequency	Daily
Redemption Frequency	Subject to market conditions
Inception Date	October 2021

Or contact your Regional Account Manager for more information:

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Important Information

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