

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:

Aaron Hallifax
Regional Account Manager - VIC/TAS/WA Investments
[0431 615 809](tel:0431615809)

Melissa Ridley
National Manager - Institutional and Wholesale
[0408 965 725](tel:0408965725)

Luke McCormack
National Manager - Strategic Accounts
[0407 789 636](tel:0407789636)

Dale Robertson
Regional Account Manager - NSW/ACT/QLD/SA Investments
[0413 503 490](tel:0413503490)

Important Information

Units in the Australian Unity Childcare Property Fund are issued by Australian Unity Funds Management Limited (AUFM) ABN 60 071 497 115, AFSL 234454. AUFM is part of the Australian Unity Group of companies. The information is general information only and is not intended to be relied upon as financial product advice and does not take into account the objectives, financial situation, or needs of any particular investor. In deciding whether or not to acquire, hold or dispose of the product, investors should read the Information Memorandum dated 6 June 2023 and consider whether the product is appropriate to their particular circumstances and objectives. Prior to investing in any financial product, an investor should consult with a financial and/or tax adviser. Investment is only available to investors who are 'wholesale clients' for the purposes of section 761G of the Corporations Act. This information is intended for recipients in Australia only. Past performance is not a reliable indicator of future performance.