

# Childcare Property Fund

## Property Book

A fund focused on providing stable income, with potential for capital growth and social impact through direct investment into childcare real estate.

### Direct Property Assets

**15 properties** settled  
**\$88.4 m** in value<sup>1</sup>



**345 Gorge Street, Athelstone, Adelaide, SA**

Value	\$6.17m
Child Places	82
WALE	14.7 years



**174 Maryborough-Hervey Bay Rd Urraween (Hervey Bay), QLD<sup>2</sup>**

Value	\$5.85m
Child Places	95
WALE	19.8 years



**42-44 Camberwell Street, East Victoria Park, Perth, WA**

Value	\$7.56m
Child Places	92
WALE	14.4 years



**531 Kalamunda Road, High Wycombe, Perth WA<sup>2,4</sup>**

Value on Completion	\$6.42m
Child Places	94
WALE	15 years



**434 Milne Road, Redwood Park, Adelaide, SA**

Value	\$5.97m
Child Places	82
WALE	14.3 years



**335 Harvest Home Road, Epping, Melbourne, VIC<sup>3</sup>**

Value	\$8.35m
Child Places	140
WALE	13.9



**5 Gatty Street, Scullin, Canberra, ACT<sup>3</sup>**

Value	\$6.38m
Child Places	90
WALE	14.5 years



**255 Herries Street, Newtown, Toowoomba, QLD**

Value	\$4.57m
Child Places	80
WALE	13.6 years



**7-99 Rowley Road, Aldinga Adelaide, SA**

Value	\$7.17m
Child Places	115
WALE	19.4 years



**156 Aberdeen Street, Northbridge, Perth, WA**

Book Value	\$5.12m
Child Places	68
WALE	13.6 years



**18 & 20 Pine Street, Runcorn, Brisbane, QLD<sup>3</sup>**

Book Value	\$5.73m
Child Places	86
WALE	13.5 years



**4 Millview Drive,  
Oakdowns, TAS**

Book Value	\$4.60m
Child Places	79
WALE	13.7 years



**260 Margaret Street, Toowoomba  
City, QLD**

Book Value	\$6.82m
Child Places	127
WALE	13.3 years



**10 Evans Street,  
Pittsworth, QLD**

Book Value	\$3.17m
Child Places	71
WALE	13.3 years



**Cnr Blackheath and Furness  
Drive Tewantin (Noosa), QLD<sup>3</sup>**

Book Value	\$4.50m
Child Places	75
WALE	13.9 years

1. Value is based on properties book value as at 30 June 2023 and 'As If Complete' Valuation of 531 Kalamunda Rd, High Wycombe, Perth WA.
2. Artists' impression of the property.
3. Aerial view of the Fund's asset is within the orange outline.
4. In construction with completion expected in 1Q 2024.

**Portfolio WALE**

**15.8 years**

**Licensed  
Child Places**

**1,376**

**Geographies**

QLD	36.6%	Metro	68%
WA	17.4%	Regional Centres	32%
SA	22.9%		
VIC	10.0%		
ACT	7.6%		
TAS	5.5%		

Contact us  
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