

Future of Healthcare Fund

A fund focused on delivering long term capital growth and increasing wellbeing of Australians by investing in the future healthcare needs of Australians.

Australia's ageing population creates a unique opportunity to invest in healthcare. Together with developing new medical technologies, this demographic trend drives increasing demand for innovation, disruption and growth.

Why invest in the Australian Unity Future of Healthcare Fund?



Growing demand

Supports the growing demand for meaningful investments in the healthcare sector.



Supporting Australians

An investment made to support the future of the healthcare sector.

Investment in technology advancements in health.



Healthcare expertise

We have an established track record for managing investments in healthcare.



Backed by 180 years of history

Australian Unity is a mutual organisation with a strong heritage of serving our community.




Diversified

Diversified across multiple asset classes and venture capital investments.

Investment opportunities in the Fund

Access a broad range of diverse investable opportunities for the future of healthcare. The Fund includes investments in preventative and remedial healthcare and health associated businesses and assets including:

 <p>Pharmaceuticals</p> <p>Companies are engaged in the research, development, production and sale of drugs for human use.</p>	 <p>Biotechnology</p> <p>Firms in research, development, manufacturing and/or marketing of products based on genetic analysis and genetic engineering or protein-based therapeutics to treat human diseases.</p> <p>Take a look: Infensa Bioscience</p>	 <p>Health IT</p> <p>Providing application, systems and/or data processing software, internet-based tools, and IT consulting to doctors, hospitals, and healthcare businesses firms and customers.</p> <p>Take a look: OncoRes Medical</p>	 <p>Services & Providers</p> <p>Provide patient health care services. (e.g., dialysis centres, lab testing services, and pharmacy management).</p>
 <p>Facilities & Infrastructure</p> <p>Owners and operators of healthcare facilities, including hospitals, nursing homes and rehabilitation centres.</p> <p>Examples of Infrastructure include: Research Institutes, Healthcare Precincts, Proton Beam Therapy Facilities.</p>	 <p>Life Sciences</p> <p>Provide analytical tools, consumables and supplies, clinical trial services enabling drug discovery, development and production.</p> <p>Take a look: Illumina</p>	 <p>Medtech, Equipment & Supplies</p> <p>Manufacturers of equipment and devices such as medical instruments, drug delivery systems, cardiovascular devices, orthopaedic devices, & diagnostic equipment. Manufacturers of supplies and medical products such as eye care products, hospital supplies, and syringes.</p> <p>Take a look: Venstra Medical</p>	 <p>Other Sub-Segments</p> <p>Distributors and wholesalers of healthcare products.</p> <p>Managed Care: insurers, Health Maintenance Organizations (HMOs) and other managed plans.</p>

Investment strategy

The Fund will leverage Australian Unity's internal capability along with its strategic network in the identification of investment opportunities across the healthcare sector. The Fund's strategic asset allocation (SAA) ranges are as follows:

<p>Venture capital and private equity</p> <p>0% – 50%*</p>	<p>Social infrastructure & health related real estate</p> <p>0% – 40%</p>	<p>Listed equities</p> <p>0% – 50%*</p>	<p>Cash</p> <p>0% – 15%**</p>
--------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	-------------------------------------------------------	---------------------------------------------

* In the early stages of the Fund, prior to the Fund reaching \$200 million in net assets, the allocation to venture capital and private equity may be up to 60%, Australian and international listed equities may be up to 100% and cash may be up to 25%. Following the Fund reaching \$200 million in net assets, the allocation to venture capital and private equity will return to its strategic range of between 0% - 50%, Australian and international listed equities will return to its strategic range of between 0% - 50% and cash will return to its strategic range of between 0% - 15%.

** When the Portfolio Manager is preparing to make an investment, the cash balance of the Fund may increase above the SAA range on a temporary basis.



Fund Facts

Fund objective	<p>Primary objective: To generate long term capital growth from providing strategic capital investment to address key issues of an ageing population, rise of chronic disease, disability, mental health and wellbeing and shortage of social and medical infrastructure in Australia.</p> <p>Non-financial purpose: To enhance the wellbeing of Australians via investment in preventative and remedial healthcare services and health associated businesses and assets.</p>
Target return	To achieve pre-fee returns in excess of 12% p.a. over rolling five-year periods.
Eligible investors	Only wholesale clients can invest
Minimum initial investment	\$50,000. However, we may at our discretion elect to accept investments less than this amount.
Management fee	0.65% p.a. (excluding GST) of the Gross Asset Value (GAV) of the Fund. This is a limited offer for Ordinary Units of the Fund only between 1 August – 31 October 2022 (unless extended by the trustee). Applications made from 1 November 2022 (unless the Ordinary Unit offer is extended by the trustee) will be issued Wholesale Units (irrespective of whether the application was completed in respect of Ordinary or Wholesale Units). The Management fee for Wholesale units is 0.95% p.a. (excluding GST) of the Gross Asset Value of the Fund.
Performance fee	15% (excluding GST) of gross returns above an IRR hurdle of 9% p.a. subject to high-water mark.
Distribution frequency	The Fund aims to distribute on a half-yearly basis. Only investors who are Unit holders on the record date will be entitled to a distribution.
Redemptions	There is a lock up period which is applicable to all Units until (18 December 2023). No investor withdrawals are allowed during this period. Following the lock up period, there will be semi-annual liquidity windows offered in March and September each year. Liquidity is offered on a queued basis and limited, in aggregate, up to 25% of the Fund's NAV for each liquidity window. In the event that the Fund is not able to meet withdrawal requests in full, AUFM will as soon as practicable communicate how it plans to meet withdrawal requests and will process the withdrawal request in tranches at the prevailing Unit price as and when the Fund has the capacity to pay a tranche of the withdrawal request. This means that investors may remain invested in the Fund for a period of time as it relates to the unpaid component of the withdrawal request, and therefore continue to receive distributions and be subject to Unit price changes until the withdrawal request is paid in full. AUFM will make reasonable endeavours to satisfy any redemption request within a two-year period.
Fund structure	Stapled security comprising ordinary units in two open ended Australian unit trusts.
Property & Infrastructure assets	<p>The Fund intends to actively pursue social infrastructure and health related real estate assets once the Fund reaches sufficient scale.</p> <p>Currently a preliminary due diligence in place on a number of potential property/ social infrastructure investments, specific projects including a mental health facility, a biotech incubator associated with a large healthcare precinct redevelopment, and a day hospital.</p>

Contact your Regional Account Manager for more information:

Adam Kirk
Head of Intermediated
Markets
M 0403 515 401
[Email](#)

Aaron Hallifax
Regional Account
Manager VIC/TAS/WA
M 0431 615 809
[Email](#)

Dale Robertson
Regional Account
Manager QLD/SA
M 0413 503 490
[Email](#)

Peter Adaley
Regional Account
Manager
M 0400 401 667
[Email](#)

Contact us
australianunity.com.au/wealth

More information

The Australian Unity Future of Healthcare Fund comprises a stapled security of either Ordinary Units, Class A Units or Wholesale Units in two managed investment schemes; Australian Unity Future of Healthcare Fund No. 1 and Australian Unity Future of Healthcare Fund No. 2. Units in Australian Unity Future of Healthcare Fund No. 1 and Australian Unity Future of Healthcare Fund No. 2 are issued by Australian Unity Funds Management Limited, ABN 60 071 497 115, AFS Licence No. 234454 ('AUFM'). Information provided here is general information only and current at the time of publication and does not take into account your objectives, financial situation or needs. In deciding whether to acquire, hold or dispose of the product you should obtain a copy of the Information Memorandum and seek professional financial and taxation advice. For more information, please visit australianunity.com.au or call our team on the telephone number provided above. **Units in the Fund are only available to persons who are Australian resident wholesale clients within the meaning of section 761G(7) of the Corporations Act 2001 (Cth) ('Wholesale Clients'), and this information is only intended for and should only be read by Australian resident Wholesale Clients.**