Announcement

31 August 2026

Australian Unity Childcare Property Fund (Fund) – ARSN 652 919 885

Tenant Update – Edge Early Learning

On 25 August 2026, Korda Mentha was appointed as Voluntary Administrators to the group of entities trading as Edge Early Learning (Edge). Edge is a tenant at one of the properties owned by the Fund. The property is located at 97-99 Rowley Road, Aldinga, South Australia, and accounts for 9.15% of the Fund's current annual rent.

Australian Unity Funds Management Limited (AUFM) received an Initial Advice to Creditors on 27 August 2026 confirming that the tenant of the above property is listed amongst the companies that are subject to the administration. The administrators have confirmed their intention to "operate the Companies during the administration process to maximise the chances of the business continuing in the interest of all stakeholders"[1].

Edge is up to date with its payments to the Fund, and the Fund holds a 6-month[2] bank guarantee as security for the performance of Edge's financial obligations.

AUFM will engage actively throughout the administration process and will continue to act in the best interests of Fund investors.

For more information, please contact your financial adviser or Australian Unity's Investor Services team on 1300 997 774 or +61 3 9616 8687.

[1] KordaMentha, Circular to Creditors (26 August 2026).
[2] The amount of the bank guarantee is equal to 5.8 months of rent based on the current monthly payment.