



Specialist Disability Accommodation

Community and Social Value 2025

Specialist Disability Accommodation (SDA)

Lifelong wellness		Economic empowerment		Strong communities	
Better access to healthcare ✓	Improved health outcomes ✓	Building financial resilience	Opportunities through employment	Supporting living in place ✓	Leading social innovation ✓

Specialist Disability Accommodation is a managed investment trust within Australian Unity's Wealth & Capital Markets platform.

How is the impact created and for whom?

Value is delivered at both the individual and systemic levels.

Stakeholder	Indicators
SDA tenants	<ul style="list-style-type: none"> Improved access to healthcare services Reduced healthcare demand Living and ageing well Better physical health Better mental health and wellbeing Improved relationships Improved community belonging Maintaining a sense of independence
Family & friends	<ul style="list-style-type: none"> Relief of care requirements for family Improved relationships
Government	<ul style="list-style-type: none"> Reduced healthcare demand Reduced reliance on government subsidised aged care

Examples of how SDA impact is valued



Individual

People with disabilities who live in individualised housing report greater community participation and connection. This type of housing fosters independence as opposed to other types of arrangements.

Sourced from Australian Social Value Bank.



System

SDA providers deliver an alternative to government subsidised aged care facilities. This value is represented by the average duration of a hospital stay, multiplied by the daily cost of operating a public hospital bed, which would otherwise be paid for by government, per person, over the average age of aged care admission receiving home care services.

Sourced from publicly available data on the average funding per resident from health.gov.au.



Recognised as Impact Asset Owner of the Year

Australian Unity's Specialist Disability Accommodation (SDA) Fund was named *Impact Asset Owner of the Year* as part of the Australian Impact Investment Awards held in Sydney in early 2025.



Under the leadership of Fund Manager Jacob Edwards, the SDA Fund has been building out a portfolio of next generation SDA that maximises people's independence and quality of life thanks to the support of a growing number of investors.

In winning the award, the Fund was recognised for its leadership in capital allocation, distinctive investment focus and clearly demonstrated impact—enabled by Australian Unity's CSV framework, which tracks outcomes for stakeholders and financial returns for investors.

Who is responsible for the impact?

When measuring impact, we recognise the entire value chain—all of whom contribute to creating meaningful change.

SDA and Support Providers

SDA and Support Providers are central to the delivery of SDA, supporting both daily living and long-term wellbeing.

- Provide individualised support that respects each resident's goals, preferences and independence.
- Ensure properties meet NDIS accessibility standards and individual needs.
- Coordinate care with healthcare professionals, therapists and support staff.
- Foster community connections through local services, activities and social inclusion.
- Maintain safe environments with tailored safety protocols and emergency procedures.
- Support skill-building and personal development in daily living tasks.
- Empower residents to exercise choice and control over their housing and care.
- Manage tenancy relationships, including leases, maintenance and housing concerns.
- Monitor service quality, uphold resident rights, and deliver respectful, culturally appropriate support.

Australian Unity as Fund Manager

Fund managers play a vital role in supporting the growth and sustainability of SDA by making strategic investment decisions that balance long-term value and sector needs.

- Oversee investments to ensure strong performance and long-term value of disability accommodation assets.
- Identify, acquire and manage properties that meet rising demand for quality, accessible housing.
- Partner with SDA Providers with similar values to support accessibility, participant satisfaction and NDIS compliance.
- Balance risk and return to align with investor expectations and sector requirements.
- Build partnerships with disability support providers to help deliver sustainable outcomes for participants.
- Create stable investment returns through NDIS-backed rental income and long-term capital growth.
- Attempt to drive sector professionalism by partnering with operators to ensure strong participant outcomes and attract institutional investment with high governance standards.

Investors

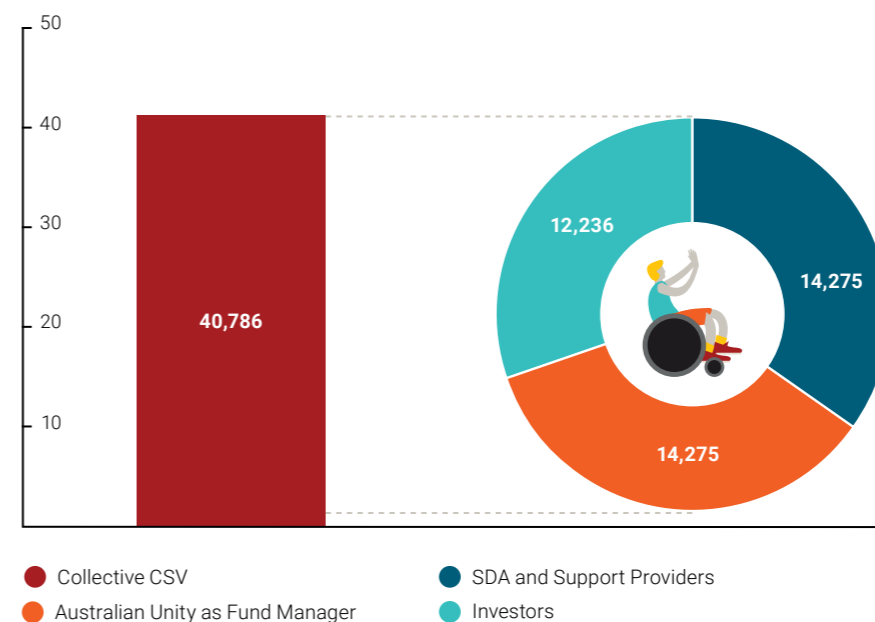
Investors play a critical role in expanding and enhancing the SDA market by providing essential capital and driving long-term value.

- Fund purpose-built, high-quality accessible housing that meets or exceeds NDIS standards.
- Enable sustainable outcomes by committing long-term capital that supports innovation in accessibility technologies and design.

Deadweight

We do not apply a deadweight assumption to the value created by SDA; the market is embryonic but highly contested with very high demand.

CSV created per SDA resident (\$k)



As one of SDA's major investors, Australian Ethical are recognised as contributing to the social value experienced by our specialist disability residents and the systems that surround them.

In FY2025, our framework recognises Australian Ethical's investment in the fund as responsible for \$5.7m of social value.

On providing our assessment, John Woods, Deputy CIO at Australian Ethical, said,



We are proud to invest in a fund that is providing critical social infrastructure to an area of high demand. By doing so we are both offering a diversified return to our investors and able to articulate the positive dollar impact that's being created for residents. It's a win-win."

Summary

Australian Unity is a 185 year old mutual organisation which has evolved over time to become a leading provider of health, wealth and care products and services. Having a positive impact on the wellbeing of our members, customers and communities remains at the core of everything we do.

Australian Unity partnered with Social Ventures Australia (SVA) Consulting, a leading specialist consulting practice that assists organisations across Australia to achieve greater social impact, to develop metrics which demonstrate Australian Unity's contribution and commitment to enabling Real Wellbeing. Importantly, SVA Consulting bring their expert understanding of social impact best practice to objectively test and assess our approaches.

In total, Australian Unity reported a unique contribution of \$2.38 billion in Community and Social Value for FY2025. This was part of an overall collective contribution of \$6.18 billion, which recognises not only our unique social value but that of our investors, operators and partners.

Review our *2025 Our Impact* report and this breakdown more thoroughly, including the basis of our CSV framework, at: australianunity.com.au/our-impact.

Based on the CSV framework, the actions below contributed to the following estimated outcomes and Community and Social Value in FY2025, totalling \$35 million, with \$21.8 million uniquely attributed to Australian Unity.

Outcome	Description	Measure	Unique CSV	Collective CSV
Reduced healthcare demand	SDA tenants move into a built environment that was designed to maximise independence, increase privacy and reduce reliance on paid support.	182 SDA participants decreased reliance on paid supports.	\$1,570,840	\$4,488,011
Improved health outcomes	SDA tenants experience improvement in wellbeing, such as how they feel about themselves and how they feel around other people.	126 SDA participants experienced improvements in their wellbeing.	\$68,601	\$196,002
Leading social innovation	Australian Unity Property develops SDA accommodation, contributing to closing the social infrastructure gap.	\$27,297,286 invested in settled and operating SDA projects.	\$19,108,100	\$27,297,286
Improved relationships	People with disabilities who live in individualised housing can experience improved relationships with friends, family, as well as have more opportunities to maintain other personal relationships.	122 participants experienced improved relationships.	\$116,300	\$332,287
Improved community belonging	People with disabilities who live in individualised housing have been shown to experience a range of positive outcomes including greater community participation and connection as this type of housing fosters independence.	122 participants experienced a greater level of community integration.	\$174,242	\$497,833
Maintain a sense of independence (choice and control)	People with disabilities who live in individualised housing are supported to lead more autonomous and independent lives, which includes lifestyle choices, choice of carers and greater sense of control over ones life in general.	182 SDA participants had a greater sense of independence/control.	\$668,114	\$1,908,897
Reduced reliance on government subsidised aged-care	SDA services provide an alternative to government subsidised aged-care facilities.	Three new SDA participants in FY2025 would have alternatively been in aged care.	\$101,711	\$290,603
Total:			\$21,807,908	\$35,010,918

The measurement framework and values attributed to the Fund are retrospective and intended to estimate the CSV created in FY2025. The measurement framework and estimated CSV attributed to the Fund by SVA Consulting are subject to change with future assessments.

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