

Information Memorandum

28 October 2019

Australian Unity Wholesale Cash Fund – ARSN 111 933 361

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1. About the Fund

The Australian Unity Wholesale Cash Fund (‘Fund’) ARSN 111 933 361 is a registered managed investment scheme under the Corporations Act 2001 (Cth) (Corporations Act). Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No. 234454 (‘AUFM’, ‘we’, ‘us’ or ‘our’) is the Responsible Entity for the Fund.

2. About this Information Memorandum

This document contains important information about the Fund but does not take into account your investment objectives, financial situation or needs. Before making any decision based upon information contained in this document, you should read it carefully in its entirety and consider consulting with a financial adviser or tax adviser.

This Information Memorandum (‘IM’) is not a “disclosure document” or “Product Disclosure Statement” as defined in the Corporations Act.

This IM may be updated or replaced from time to time. A copy of the IM is available on request, free of charge by contacting Investor Services on 13 29 39 or visiting australianunity.com.au/wealth.

All references to \$(dollar) are references to Australian dollars.

Business day

In this IM, a business day refers to a Melbourne business day on which Australian financial institutions are open for business. In Melbourne this excludes Saturday and Sunday.

Eligible investors

This is a limited offer and units are only available for subscription at AUFM’s discretion. Investment is only available to Wholesale Clients as defined by the Corporations Act (‘Wholesale Clients’) receiving this IM (electronically or otherwise) in Australia.

All offers for subscription are non-transferable. All applications under this IM are subject to acceptance by AUFM. An investment in the Fund should be considered in the context of the risks outlined in this IM.

The Responsible Entity

AUFM is the issuer of this IM and is a wholly owned subsidiary of Australian Unity Limited ABN 23 087 648 888 (AUL) and forms part of the Australian Unity Group of companies which undertake investment activities.

Neither AUFM nor any of our associates guarantee the success of the Fund, the achievement of the investment objective, the repayment of capital or particular rates of return on investment or capital. You should consider this when assessing the suitability of the Fund, and in particular aspects of risk.

3. Benefits of investing in the Fund

The significant features and benefits of the Fund are:

- provides access to a portfolio of cash, short-term securities and Australian fixed interest securities.
- liquid investment providing ready access to investors’ monies.

Investment objective

The fund aims to provide investors with a regular income and capital security over the short term from a portfolio of cash and short-term securities.

Investment approach

The Fund invests primarily in highly-rated cash and short-term securities (including floating rate securities) and may also invest in Australian fixed interest securities to provide stable returns and appropriate portfolio diversification.

The Fund’s investments are diversified on a number of levels including; by issuer, security type and maturity date to enhance the security of returns and support overall liquidity.

Derivatives may be used for hedging purposes, managing risk or to implement a portfolio position.

The Fund aims to be fully invested in cash, short-term securities (including Australian fixed interest securities with remaining term to maturity not exceeding one year) and floating rate notes.

The Fund may gain exposure to certain assets by investing through other investment vehicles including those managed by a related entity. These investment vehicles may include investment companies, registered managed investment schemes and unregistered managed investment schemes.

4. Key features

Minimum investment requirements		
Minimum initial investment amount	\$500,000	Further information is outlined in the section 'Making investments and withdrawals' from page 4.
Minimum additional investment amount	\$100,000	
Minimum withdrawal amount	\$100,000	
Minimum balance	\$500,000	
Unit prices and distribution		
Unit prices	Calculated daily	Further information is outline on page 5.
Distribution	Monthly	
Fees and other costs		
Establishment fee	Nil	Further information is outlined in the section 'Fees and other costs' from page 6.
Contribution fee	Nil	
Withdrawal fee	Nil	
Exit fee	Nil	
Management Costs	<ul style="list-style-type: none"> A management fee of 0.25% p.a. expressed as a percentage of the net asset value of the Fund Recoverable expenses estimated to be 0.08% expressed as a percentage of the net asset value of the Fund. Estimated indirect costs of 0.00% of the net asset value of the Fund. 	
Reporting		
Account statement	Annually	Further information is outlined in the section 'Additional information' from page 10.
Tax statement	Annually	
Confirmations	Following investments and withdrawals	
Performance	<p>Full information relating to the Fund's performance can be accessed on our website: australianunity.com.au/wealth/</p> <p>The website includes information on the Fund's returns over a period of time. While it is relevant information, you should not rely on past performance as an indicator of future performance.</p>	
Annual Report	<p>Available on our website.</p> <p>You can elect to have an Annual Report sent to you.</p>	

5. Risk factors

What is risk?

'Risk' generally refers to the variability or volatility of an investment return and the likelihood of incurring a loss on your investment. You should consider the likely investment return, the risk associated with the Fund and your investment timeframe when choosing to invest in the Fund.

All investments come with a degree of risk and different strategies carry different levels of risk, depending on the assets that make up the strategy. You will need to determine how much risk you are able or willing, to tolerate as the level of risk for each person will vary depending upon a range of factors, including age, investment time frames, your overall investment portfolio and your individual risk tolerance.

The main risks of investing include that the value of your investment will vary, the amount of income generated from the investment may fluctuate or decrease, or you may receive a lower than expected rate of return. Returns of the Fund are not guaranteed. The level of returns will vary, and there is a risk that investors may lose some of their money. Future returns may differ from past returns.

These risks can arise from various circumstances, including:

- changes to government policies and legislation that may have adverse impacts on registered managed investment schemes such as this Fund, investment markets or the tax treatment of investment returns ('regulatory risk'); for further information see 'Australian Tax Reform' on page 8; and
- changes to social, economic (e.g. inflation and interest rates), political, commercial and technological environments, or to market sentiment, that may make certain investments less attractive ('market risk').

In general, there is a relationship between the level of return generated by an investment and its level of risk. Assets with the highest potential long-term returns often also carry the highest level of short-term risk.

The spectrum below shows the five main types of investments according to their relationship between risk and return for you to consider.

Cash	Fixed Interest/ Mortgages	Property	Equities
<----->			
Lower risk, but normally a lower return over a longer term		Higher risk, but normally a higher return over a longer term	

If the security of your money is your highest concern when selecting investments, you should choose an investment with lower risk, bearing in mind that your return may be lower over the long-term. Conversely, if your focus is towards achieving higher returns, you will need to be comfortable with the fluctuations in the value of your investment before selecting an investment with higher risk.

How we manage risk

We are unable to eliminate all investment risks. However, we do analyse, manage and aim to reduce the impact of risks through the use of carefully considered investment guidelines.

Particular significant risks relevant to the Fund

Cash investments include money on deposit with financial institutions, term and negotiable deposits, bank bills and floating rate notes. Generally, cash investments earn a lower rate of return than other asset classes. However, cash also offers the lowest level of risk with smaller fluctuations in returns and while returns from a cash investment might be small, they are rarely negative.

Derivatives risk

The Fund may use derivatives such as futures in the management of the portfolio, but will generally not use derivatives for gearing purposes or speculative activities.

A derivative is a financial instrument which derives its value from another source, such as a share. The main types of derivatives are futures, options and swaps.

Derivatives can expose a fund to risks such as market risk (the risk that the value of the derivative will fluctuate due to movement in the price of the underlying security, index or financial obligation), basis risk (the risk where the value of the derivative moves independently from the value of the underlying security, index or financial obligation) and counterparty risk (the risk of loss arising from the failure of another party to meet contractual obligations).

Liquidity risk

Liquidity relates to how quickly you can access your money from an investment. Investments in direct property, for example, are generally less liquid than cash, due to the time it takes to sell property. Similarly, securities of small capitalisation companies may be less liquid than large capitalisation companies. This is a risk in all market conditions, however, especially in falling markets.

The Fund holds a certain amount of cash and other liquid assets to enable you to access your money in a relatively short amount of time. However, if the level of withdrawals exceeds the available liquid assets, it may take longer for you to access your money or the Fund may lose value from selling assets at an inopportune time.

Fixed interest risk

Fixed interest funds effectively lend money to governments, companies, banks and other entities at either fixed or variable rates of interest, for a defined term. This is achieved by purchasing bonds, debentures or similar securities that have been issued by a borrower (issuer).

There is a risk that an issuer of a fixed interest security may not be able to make interest payments or to repay the principal, which may reduce the value of your investment and level of income. Changes in interest rates or changes to the credit-worthiness of issuers will also impact the value of your fixed interest investments.

As fixed interest securities are not generally traded on an exchange (like equities), in adverse market conditions, these securities may become less liquid than under normal circumstances. This may impact on the performance of the Fund, and it may take longer for you to withdraw your money.

6. Investing and withdrawing

Investing

This table explains how to make an investment in the Fund. The Application Form is attached to this Information Memorandum.

	What you need to send us	Minimum ¹	Cut off times	Important information
Initial investment	A completed application form and completed direct debit details.	\$500,000	The Application Form and payment must be received by 1:30pm at our Melbourne office on a business day for you to receive the application price effective for that day. Otherwise, you will receive the application price effective the next business day.	Review your application before you sign it, as incomplete applications may not be accepted.
Additional investment(s)	Provide us with appropriate written instructions	\$100,000		

¹ We reserve the right to vary minimum investment amounts and to accept or reject any investment (in whole or in part) at our discretion without explanation.

Suspension of applications

In exceptional circumstances, where it is considered to be in the best interest of investors, the processing of all applications may be suspended. If this occurs, your application request will be processed using the next available unit price.

Withdrawing

This table explains what is required to make a withdrawal.

	What you need to send us	Minimum ²	Cut off times	Important information
Withdrawals ¹	A completed withdrawal form or letter requesting the amount you wish to withdraw signed by the account holders or the authorised signatories and your nominated Australian financial institution account details.	\$100,000	Your written request must be received by 1:30pm at our Melbourne office on a Melbourne business day for you to receive the withdrawal price effective for that day. Otherwise, you will receive the withdrawal price effective next Melbourne business day.	Withdrawal proceeds will only be paid to a nominated Australian financial institution account. Cheque withdrawals and third party payments are not available. Incomplete withdrawal requests may not be

¹ Withdrawals are generally processed within five business days although under the Constitution we have a longer period to satisfy withdrawal requests.

² We reserve the right to vary minimum withdrawal amounts and to accept or reject any withdrawal requests (in whole or in part) at our discretion. If your withdrawal causes your account balance to fall below the minimum, it may be treated as a full withdrawal.

Minimum balance

The minimum account balance is \$500,000. If the current value of your account is below the minimum balance required, AUFM may withdraw your units and pay you the proceeds.

Unit prices

So that you know what your investment in the Fund is worth, the net capital value of the Fund is divided into units.

The Responsible Entity may apply a buy/sell spread at its discretion. Both the application and withdrawal price are calculated by taking into account any applicable buy/sell spread. The buy/sell spread is a percentage amount applied to the unit price. It ensures that there is an equitable application of costs of buying and selling assets to investors entering or exiting the Fund.

There is currently no buy or sell spread.

Distributions

Generally, net investment income is paid to you after the Fund's distribution period. The Fund distributes on a monthly basis.

Distributions are generally paid within 21 business days of the end of each distribution period.

The amount of distribution income you will receive is calculated pro-rata based on the number of days that your units are invested in the Fund during the distribution period.

If you redeem part or all of your units before the end of the distribution period, you will receive a distribution based on the number of days that your units are invested in the Fund during the distribution period.

You can reinvest your distribution. The distribution reinvestment price is the unit price at the end of the distribution period, excluding any buy/sell spread. If you wish to reinvest your distributions, you should complete Section 6 of the Application Form.

Although it is not our intention to source future distribution payments from sources other than net income, we may do so if we consider it to be in the interests of our investors and where payment from that source is expected to be sustainable given the circumstances.

Cooling off

The cooling off period does not apply to Wholesale Clients.

7. Fees and costs

This document shows the fees and other costs that you may be charged. These fees and costs may be deducted from your account, from the returns on your investment or from the Fund assets as a whole. You should read all of the information about fees and costs, as it is important to understand their impact on your investment.

The information can be used to compare costs between different managed investment schemes.

Type of Fee or Cost	AMOUNT
Fees when your money moves in or out of the Fund.	
Establishment fee:	Nil
Contribution fee:	Nil
Withdrawal fee:	Nil
Termination fee	Nil
Exit fee:	Nil
Management Costs¹	
The fees and costs for managing your investment	0.33%pa
	Management Cost comprises of: <ul style="list-style-type: none"> • A management fee of 0.25% p.a. of the net asset value of the Fund.² • Recoverable expenses estimated to be 0.08% of the net asset value of the Fund for the financial year ending 30 June 2019². • Estimated indirect costs of 0.00% of the net asset value of the Fund.³

1. These fees may be negotiated for investors who qualify as a 'wholesale client' as defined in the Corporations Act 2001. Refer to 'Wholesale clients'.
2. Management fee and recoverable expenses are expressed as a percentage of the net asset value.
3. Refer to 'Indirect costs' on page 7 for more information on the Fund's indirect costs.

Other service fees, such as an advice fee, may apply if you have a financial adviser. Refer to 'Payments to financial advisers and intermediaries' section for more information.

Example of annual fees and costs

This table gives an example of how the fees and costs in the Fund can affect your investment over a 1 year period. You should use this table to compare this product with other managed investment products.

EXAMPLE Wholesale Cash Fund	BALANCE OF \$500,000 WITH TOTAL CONTRIBUTION OF \$100,000 DURING YEAR	
Contribution Fees	Nil	For every \$100,000 you put in, you will be charged \$0
PLUS Management Costs	0.33% p.a. ¹	And , for every \$500,000 you have in the Fund you will be charged \$1,650 each year.
EQUALS Cost of Fund	If you had an investment of \$500,000 at the beginning of the year and you put in an additional \$100,000 during that year, you would be charged fees of :	
	\$1,650.00 ¹	
What it costs you will depend on the investment option you choose and the fees you negotiate.		

1 This example assumes that the contribution of \$100,000 is made at the end of the year, and therefore no management costs for the contribution have been included.

Additional explanation of fees and costs

Following is a summary of the Fund's estimated management costs.

Management fee

Under the Fund's constitution, we are entitled to receive up to 3% p.a. (before GST) of the gross asset value of the Fund as a management fee in performing our duties in relation to the Fund.

We have agreed to charge a reduced management fee comprising of 0.25% p.a. of the gross asset value of the Fund.

Indirect costs

Indirect costs are generally amounts that the Responsible Entity knows, or estimates, will reduce the Fund's returns. The costs are paid from the Fund's assets, or the assets of interposed vehicle in which the Fund may invest from time to time. Typically, an interposed vehicle will be another fund in which the Fund has invested.

The costs may include reasonable estimates of:

- Fees charged by an interposed vehicle, including management fees, expense recoveries and performance related fees; and
- If applicable, the costs of investing in over-the-counter (OTC) derivatives (incurred either by a Fund or an interposed vehicle in which the Fund invests), which may be used by a Fund to gain exposure to assets.

Recoverable expenses

We are entitled under the Fund's Constitution to reimbursement for, or have paid by the Fund, all expenses and associated taxes we incur in the proper performance of our duties. Refer to the Tax section for further details on taxes incurred.

Recoverable expenses are expenses generally incurred in the day-to-day operation of a Fund and include, for example: registry costs, legal, custodian services, compliance and related administration functions, accounting, printing, audit and asset management fees. These costs are shown in the table under 'Fees and other costs'.

Recoverable Expenses are accrued as and when incurred by a Fund, and therefore the amount recovered each month may vary.

This estimate does not include costs for:

- expenses that would normally be incurred by a direct investor that relate to the buying and selling, maintenance, development and leasing of assets;
- abnormal operating expenses which are due to abnormal events such as the cost of running investor meetings; and
- costs of borrowing, including arrangement, establishment and interest costs.

Where the Fund invests in other funds managed by us

The Fund may invest in other funds or investment companies (interposed vehicles) managed or operated by us or our associates. Where this occurs, base management fees will not be taken from each fund. Instead, our base management fees will be adjusted to reflect the Fund's fees described above.

For example, if the Fund invested in a fund managed by Australian Unity which charged a management fee of 0.40% p.a., the Fund would reduce its management fee proportionately on that asset.

Where the Fund invests in other funds managed by an external party

Where the Fund invests in other funds or investment companies (interposed vehicles) managed by third parties not related to us, any management fees charged by those parties will be reflected in the performance of the Fund and our management fee will not be adjusted to reflect the management fees of such interposed vehicles.

Costs associated with transacting on your account

You may also incur costs directly associated with transactions made on your account, such as government taxes, stamp duty and bank fees. These costs will be directly deducted from your account by reducing the number of units you hold within the Fund. We are unable to estimate these costs until they are incurred.

Fee changes

Fees may increase or decrease for many reasons, including changes in the competitive, industry and regulatory environments or simply from changes in costs. We can change fees without your consent, but will provide written notice of any increase.

Goods and Services Tax (GST)

Fees and charges set out in this IM, unless otherwise stated, are inclusive of GST less reduced input tax credits (including approximate reduced input tax credits) that the Fund is entitled to claim.

Wholesale clients

From time to time, we may rebate some of our fees (or issue units in the Fund) to Wholesale Clients and/or Sophisticated Investors as defined in Section 761GA of the Corporations Act or to employees of the Responsible Entity and related entities so that they pay reduced fees. We do not enter into individual fee arrangements with other investors.

Payments to financial advisers and intermediaries

The Corporations Act 2001 contains provisions which regulate, and in some cases prohibit, payment to financial advisers and intermediaries by product issuers. Any arrangement by us to make payments or provide incentives to financial advisers and intermediaries will be entered into in compliance with the legislation.

8. Additional important information

Australian taxation

Certain tax implications of investing in the Fund are explained below. It is intended to be a brief guide only and does not purport to be a complete statement of the relevant tax law, nor does it take into account your individual circumstances. Accordingly, we strongly recommend that you seek independent professional taxation advice on the tax implications of investing in the Fund relevant to your specific circumstances.

The following summary is intended for Australian resident investors and generally applies to investors who hold their investment for the purpose of realising a long-term return (that is, hold their investment on capital account for tax purposes). This summary does not consider the tax implications for those investors who hold their investment in the Fund on revenue account, as an isolated investment made with profit making intent or as trading stock. It is based on our interpretation of the current Australian tax laws at the date of publication of this document, including applicable case law and published guidance by the Australian Taxation Office, which may be subject to change.

While you hold your investment

This fund has elected to be an Attribution Managed Investment Trust ('AMIT') for tax purposes. This Fund should not pay tax on the basis that it will attribute trust components to investors each financial year on a fair and reasonable basis.

You will need to include in your income tax return your share of a Fund's taxable income for each financial year. This applies regardless of whether the distribution is received in cash during that income year or a later year, and may include amounts that have been reinvested.

To assist you to complete your tax return, you will receive an annual tax statement from us. This statement will provide you with the components to be included in your tax return. The sum of these components may differ to the amount of cash distribution you receive.

Tax losses (if any) generated by a Fund cannot be passed onto investors. However, provided specific requirements are satisfied, a Fund should be able to carry forward tax losses, offsetting them against income generated in a later income year.

Dividends

Where the Fund receives franked distributions in relation to investments in Australian equities, you may receive as part of your distribution franking credits (subject to relevant franking credit integrity measures, such as the 45-day holding period rule). These franking credits will not represent part of your cash receipts but will need to be included in your tax return as part of your taxable income. Depending on your individual circumstances, these may be available to offset your tax liability or be paid as a refund.

Foreign income

Where the Fund derives foreign sourced income including dividends from foreign companies, Australian tax resident investors may be able to claim a Foreign Income Tax Offset ('FITO') against their Australian income tax liability in respect of their share of any foreign tax paid on that income. FITO's not utilised in the income year in which they are derived will be forfeited and cannot be carried forward to a later year.

Capital gains

Where the Fund derives net capital gains to which you become entitled, you may need to include these amounts in your assessable income. Investors will generally be required to double any discounted capital gains. A capital gains tax ('CGT') discount may then be available for some investors, as outlined below.

When you withdraw

When you fully or partially withdraw or redeem your investment in a Fund, you are treated as having disposed of your investment, and as a result, any net gain derived on disposal may be included in your taxable income under the CGT provisions. This may include where you move between Funds or transfer your units in a particular Fund to another investor.

An investor will make a capital gain in respect of the disposal of its investment to the extent that the capital proceeds attributable to the disposal exceed the investor's cost base. Alternatively, an investor will make a capital loss in respect of the disposal of its investment to the extent that the capital proceeds attributable to the disposal of the investment are less than the CGT reduced cost base in that investment.

In determining the cost base or reduced cost base of your investment in a Fund, you will need to take into account any returns of capital and certain tax components of distributions that will increase or decrease the cost base of your investment.

In circumstances where the amount of cash distribution from an AMIT is more than your share of the Fund's taxable income in an income year, your CGT cost base of the investment in the Fund should decrease by the difference ('AMIT cost base net amount – excess'). These amounts may have the effect of increasing your capital gain or decreasing your capital loss.

In addition, in circumstances where the amount of cash distribution from an AMIT is less than your share of the Fund's taxable income in an income year, your CGT cost base of the investment in the Fund should increase by the difference ('AMIT cost base net amount – shortfall'). This amount should have the effect of decreasing your capital loss upon disposal of your investment.

Where the Fund is an AMIT, the annual tax statement you receive from the Fund will state the amounts that the Responsible Entity reasonably estimates to be the 'AMIT cost base net amount – excess' and the 'AMIT cost base net amount – shortfall'.

Any net capital loss resulting from the disposal of your investment may be able to be used to reduce capital gains derived in that or future income years.

Investors that are individuals and trusts may be entitled to a CGT discount that reduces their capital gains by 50% where they have held their investment for more than 12 months. Investors that are complying superannuation funds may be entitled to a 33.33% reduction of their CGT liability. No such discount is available to corporate investors.

Non-residents

This summary does not consider the Australian income tax implications for non-resident investors. However, it is noted that the Australian tax law imposes obligations on the Fund to withhold tax on distributions paid to non-residents for Australian tax purposes.

If you are not an Australian resident for tax purposes, withholding tax will be deducted from your distributions at the prescribed rates. The rates may vary according to the components of the distribution and the country in which you reside.

Tax File Number withholding tax

If you are an Australian resident, you may choose whether or not to provide a Tax File Number or an Australian Business Number. If neither is quoted and no relevant exemption information is provided, we are required to withhold tax on your income distributions at the highest marginal tax rate, plus levies.

Goods and Services Tax ('GST')

The acquisition, redemption and transfer of units in the Fund should not be subject to GST. Distributions made by the Fund should also not give rise to any GST consequences.

Australian Tax Reform

Australia is in the process of ongoing taxation reform. There is considerable uncertainty as to the breadth and ultimate impact of the reforms. The Responsible Entity will continue to monitor the tax reform process and its impact on the Fund. It is an investor's responsibility to monitor tax reform developments that may impact on their investment in the Fund.

9. Other Information

Constitution

The Fund is a registered managed investment scheme governed by both a Constitution and a Compliance Plan.

The Constitution provides the framework for its operation and together with the Corporations Act and other laws, sets out our relationship with you. Some of the provisions of the Constitution are discussed in this IM. We are not liable for any loss unless we fail to comply with our duties under the Corporations Act. You can inspect a copy of the Constitution at our registered office at any time between 9.00am and 5.00pm (EST) Monday to Friday (excluding Melbourne public holidays).

Automatic Exchange of Information

We intend to meet any requirements imposed on the Fund under Australian legislation designed to give effect to the AEOI regimes. Australia's obligations under AEOI regimes include legislation designed to give effect to the Foreign Account Tax Compliance Act ('FATCA') and the Organisation for Economic Co-operation and Development's ('OECD') Common Reporting Standard ('CRS'). As such, we may collect certain information from you; report payments made in respect of your investment and retain information to meet record keeping requirements. It is recommended you consult with your tax adviser to discuss the impact of these AEOI regimes may have on you.

Terminating the Fund

The Fund may be terminated at any time subject to the Constitution and the Corporations Act.

Powers and duties of the Responsible Entity

AUFM as Responsible Entity must act in accordance with the Constitution and the Corporations Act. The Responsible Entity's role is to set the investment policy in relation to the Fund and carry out the general administration and operation of the Fund. Legal title to the assets is held by a custodian on behalf of the Responsible Entity.

Payments to third parties

AUFM may pay a fee to a third party for distribution services. Third parties may include your adviser and other intermediaries. Any fee paid to third parties for distribution services will be paid out of the Management Fee AUFM receives for managing the Fund and will not be deducted from your investment nor will it impact the returns you may receive.

Authorised investments

A broad range of investments is permitted in the Fund. The Fund may gain exposure to certain assets by investing through other investment vehicles including those managed by a related entity. These investment vehicles may include investment companies, registered managed investment schemes and other unregistered schemes.

The investment manager will use derivatives in the management of the Fund, but will not use derivatives for gearing purposes or speculative activities.

Borrowing

The Responsible Entity is permitted to borrow money for the purposes of the Fund and to grant security over the Fund's assets. The Responsible Entity only intends to borrow to meet short-term needs.

Related party transactions

All transactions we enter into in relation to the Fund, including those with related parties are on arm's length commercial terms. Australian Unity Group entities may provide registry, accounting, asset management and tax services to the Fund for fees charged at a commercial rate.

Policies and guidelines are in place to manage the risk of any actual or perceived conflict of interest as a result of a related party transaction. Related party transactions with Australian Unity Group entities are reviewed and approved by senior management with clearly identified policies and guidelines.

Labour standards or environmental, social or ethical considerations

We assess and take into account labour standards and environmental, social and ethical considerations when undertaking qualitative company analysis. There is no predetermined view about how far these considerations will be taken into account other than to the extent that these factors may influence selection, retention or realisation of investments in the Fund offered under the Information Memorandum.

Keeping you informed about your investment

To help keep you informed of your investment, we will send you the following:

Communication	Frequency
Confirmation of your initial application	At the time of the transaction
Confirmation of subsequent applications	At the time of the transaction
Tax statement showing full taxation details	Annually
Annual Report (available on our website).	Annually on request
Account statement	Annually
Distribution confirmation statement	Half-yearly

Contact details

If you would like to contact us directly, you can at our registered office:

Australian Unity Wealth

271 Spring Street

Melbourne VIC 3000

Telephone: 13 29 39

Email: investments@australianunity.com.au

Website: australianunity.com.au/wealth

Dispute resolution

We take complaints seriously and aim to resolve them as quickly as possible. If you would like to make a complaint you can call us on 13 29 39, email us at investments@australianunity.com.au or write to us at the following address:

Manager – Client Services

Australian Unity Wealth

271 Spring Street

Melbourne VIC 3000

We will promptly acknowledge your complaint generally within seven days, investigate it and decide in a timely manner what action needs to be taken. We will notify you of our decision within 45 days after receipt of the complaint, together with any remedies that are available, or other avenues of appeal against the decision.