

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 value¹



345 Gorge Street, Athelstone, Adelaide, SA

Value	\$6.17m
Child Places	82
WALE	14.7 years



174 Maryborough-Hervey Bay Rd Urraween (Hervey Bay), QLD²

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^{2,4}

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, VIC³

Value	\$8.35m
Child Places	140
WALE	13.9



5 Gatty Street, Scullin, Canberra, ACT³

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, QLD³

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), QLD³**

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
australianunity.com.au/wealth/cpf

Mark Delaney
Fund Manager
Childcare Property Fund
E mdelaney@australianunity.com.au
M 0429 138 915

Investor Services **Adviser Services**
T 1300 997 774 T 1800 649 033