

Australian Unity **Select Income Fund**

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| South Melbourne, VIC | Syndicate No: 664 |
|  | Interest Rate (Net PA) 8.60%* |
| | Loan to Value Ratio (LVR) 65.00%* |
| | Start Date June 2023 |
| | Investment Term June 2023 - September 2024* |
| | Property Type Commercial Land |

Summary

The proposed development is located approximately three kilometres south of the Melbourne CBD and forms part of the 'Capital City Zone' established in the rezoning of Fisherman's Bend in 2012. The Security Property has easy access to the West Gate Freeway, Crown Casino, South Melbourne market and trams. Surrounding the Security Property are a mix of modern and converted warehouse properties and offices. More recent high-density apartment developments have been constructed near the Security Property.

The development benefits from close proximity to local retail amenity, including the Clarendon Centre which is anchored by a Coles Supermarket and the South Melbourne Market, and South Melbourne Central which is anchored by a Woolworths Supermarket and Aldi, less than 500 metres north-west.

There are a few primary, secondary, and tertiary education facilities including South Melbourne Primary School and MacRobertson Girls High School within a five-kilometre radius of the property. The Alfred Hospital is located four kilometres to the south-east. There are several parks within a five-kilometre including the Royal Botanic Gardens and Albert Park.

The purpose of the Syndicate-Fund is to refinance and increase the existing loan facility (Syndicate-Fund 611). The security for the Syndicate-Fund consists of two unencumbered, income-producing commercial properties located at 150-160 Gladstone Street, South Melbourne, Victoria ('Security Property').

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New investors to download a Product Disclosure Statement to invest.

Existing investors contact us to request a Supplementary Product Disclosure Statement of this investment.

Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

This is not an offer document and should not be relied upon solely in making an investment decision. The information is an edited version of the independent valuation report for the Syndicate-Fund property. You can view the full valuation report by contacting us on the details above.

Information on this financial investment product can be obtained from our website, australianunity.com.au/wealth/sif, including the Product Disclosure Statement (PDS). Contact us to receive a Supplementary Product Disclosure Statement (SPDS), which contains further details of this investment opportunity.

* Interest rates, loan to value ratios and investment terms are subject to a number of assumptions and risk that are detailed in the PDS and SPDS. Interest rates quoted are not guaranteed.