

Announcement

11 August 2026

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

Tenant update

Australian Unity Funds Management Limited (AUFM) is aware of recent market commentary regarding Edge Early Learning (Edge). Edge is a tenant at one of the properties owned by the Australian Unity Childcare Property Fund (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.

AUFM confirms that Edge is up to date with its payments to the Fund and that the Fund holds a 6-month¹ bank guarantee as security for the performance of Edge's financial obligations.

AUFM will continue to monitor Edge's financial performance and will continue to act in the best interests of Fund investors.

¹ The amount of the bank guarantee is equal to 5.8 months of rent based on the current monthly payment.

Important information

The Australian Unity Childcare Property Fund ARSN 652 919 885 ('Fund') is a registered managed investment scheme, under the Corporations Act 2001 (Cth) ('Corporations Act'). Units in the Fund are issued by Australian Unity Funds Management Limited (AUFM) ABN 60 071 497 115, AFSL 234454. AUFM is part of the Australian Unity Group of companies.

The information is general information only and is not intended to be relied upon as financial product advice and does not take into account the objectives, financial situation, or needs of any particular investor. In deciding whether or not to acquire, hold or dispose of the product, investors should obtain a copy of the Information Memorandum (IM) and consider whether the product is appropriate to their particular circumstances and objectives. A copy of the relevant IM and supporting information are available at australianunity.com.au or by calling our Investor Services team on 1300 997 774 (or overseas +61 3 9616 8687). Prior to investing in any financial product, an investor should consult with a financial and/or tax adviser. Investment is only available to investors who are wholesale clients¹ for the purposes of section 761G of the Corporations Act. Past performance is not a reliable indicator of future performance. Investment decisions should not be made upon the basis of past performance or distribution rates since each of these can vary. The information in this notice is current as at the date of this notice.