

**CHARITABLE INVESTMENT FUNDRAISER
IDENTIFICATION STATEMENT
(FOR THE PURPOSES OF PARAGRAPH 5(3) OF THE ASIC CORPORATIONS (CHARITABLE INVESTMENT
FUNDRAISING INSTRUMENT 2016/813)**

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (S.A.) operating as 'UC INVEST'

Identification Information

The Uniting Church in Australia Property Trust (S.A.) of Level 2 212 Pirie Street Adelaide SA 5000 (hereinafter referred to as the 'Property Trust') is a corporation constituted by The Uniting Church in Australia Act 1977 (SA). The Property Trust carries on many activities related to, and in fulfilling, its religious purposes including its activities carried on under the registered business name 'UC Invest' (registration number BN05281970)

The ABN of the Property Trust is ABN 25 068 897 781.

Compliance

In this Identification Statement the terms 'retail associated client', 'retail, non-associated client' and 'short-term investment product' have the meanings set forth in section 4 of ASIC Instrument 2016/813.

The Property Trust relies on the 'First Exemption' provided for in ASIC Class Order [CO 02/184], which continues to apply until 31 December 2017 ('the transitional period') pursuant to section 8 of ASIC Instrument 2016/813, to enable it to issue debentures and interests in managed investment schemes during the transitional period.

The Property Trust meets, or may be expected to meet, the conditions for the exemptions for the following reasons:

- It is a 'charitable body' and operates a 'charitable scheme' as those terms are defined in ASIC Class Order [CO 02/184];
- It complies with the exemption conditions under section 2(a) to 2(d) of ASIC Class Order [CO 02/184] by ensuring that every offer document it provides to clients in relation to its products contains:
 - Information as to its identity;
 - The terms and conditions of the offer made in connection with its charitable scheme;
 - The terms and conditions (if any) under which any person other than the Property Trust and its employees may receive a material benefit in connection with the promotion of the charitable scheme, administering or managing the assets of the charitable scheme or giving investment advice in respect of the charitable scheme; and
 - A statement to the effect that investors should be aware that the charitable scheme is not subject to the normal requirement to have a disclosure document or Product Disclosure Statement and be registered or have a trust deed under the Corporations Act 2001, the scheme has not been examined or approved by ASIC, and the investment is designed for investors who wish to promote the charitable purposes of the Property Trust and for whom the considerations of profit are not of primary relevance in the investment decision.

- It complies with the exemption conditions under section 3 of ASIC Class Order [CO 02/184] by ensuring that there is no reference in any promotional material or offer document that it produces that its charitable scheme has been approved or examined by ASIC.
- It proposes to have ASIC accept this identification statement under ASIC Instrument 2016/813;
- It will make the accepted identification statement readily publicly available on its website for 5 years after the last time when it relies or purports to rely on the acceptance of the identification statement;
- It will take all reasonable steps to ensure that the information in the identification statement is up to date, complete and not misleading at all times;
- On and from 1 January 2017 it has not issued a short-term investment product (as defined in ASIC Instrument 2016/813) to any person as a retail, non-associated client.
- The Property Trust will take steps to ensure that it complies with condition 8(5)(b) of the Instrument by ensuring that no short term investment products are held by any retail, non-associated clients after 1 January 2018. This will involve making arrangements for clients who currently hold a short-term investment product issued by the Property Trust and who are retail, non-associated clients either closing their relevant account(s) or agreeing to transfer their deposited funds to another product issued by the Property Trust which is not a short-term investment product. The Property Trust intends to apply for and obtain an Australian financial services licence prior to the end of the transitional period. It is also considering seeking to become an authorised deposit-taking institution (ADI) under the Banking Act 1959. In the event that it obtains an Australian financial services licence and is authorised as an ADI before the end of the transitional period then it may allow clients who are retail, non-associated clients and who hold short-term investment products issued by the Property Trust before 1 January 2017 to continue to hold those products beyond the end of the transitional period, but in doing so it will no longer rely upon the exemption.

The Property Trust has created a governance structure to ensure it complies with all laws that apply to it and its activities and with the conditions of the exemptions. The Uniting Church Investment Committee (UCIC) has been set up as a sub-committee of the Resources Board of the Uniting Church SA to overview the investment activities of the Property Trust. This overview includes ensuring that the Property Trust complies with all applicable laws, and conditions of exemption, in relation to its Charitable Investment Scheme and its investments.

The Property Trust also complies with the conditions of exemption provided for in Australian Prudential Regulation Authority (APRA) Banking Exemption No. 1 of 2016.

Financial Year

The financial year of the Property Trust is 1st January to the 31st December and this is also the financial year that applies to debentures and interests in managed investment schemes issued by the Property Trust.

AFS Licence

The Property Trust does not currently hold an Australian financial services licence and is not required to do so. As it is not a wholesale charitable investment fundraiser, it is the intention of the Property Trust to apply for and obtain an Australian financial services licence prior to the end of the transitional period so that it may continue to offer debenture products, such as its 'Fixed Term Investment' and 'Funeral Fund' products, to retail non-associated clients (as defined in ASIC Instrument 2016/813) after the end of the transitional period.

Charitable Purpose

The Property Trust is the legal entity of the Uniting Church in South Australia. The Uniting Church acknowledges that the faith and unity of the Holy Catholic and Apostolic Church are built upon the one Lord Jesus Christ. The Church preaches Christ the risen crucified One and confesses him as Lord to the glory of God the Father. In Jesus Christ God was reconciling the world to himself. In love for the world, God gave his Son to take away the world's sin.

The Word of God on whom man's salvation depends is to be heard and known from Scripture appropriated in the worshipping and witnessing life of the Church. The Uniting Church lays upon her members the serious duty of reading the Scriptures, commits her ministers to preach from these and to administer the sacraments of Baptism and the Lord's Supper as effective signs of the Gospel set forth in the Scriptures.

The charitable purpose of the Property Trust is to enlarge and extend the work of the Uniting Church in South Australia. The issue of debentures and interests in charitable schemes by the Property Trust promotes that charitable purpose by generating income that is applied to enlarge and extend the work of the Uniting Church in South Australia.

The Uniting Church community invests with the Property Trust on agreed terms. The Uniting Church community receives interest in return plus the promise of the return of their funds at an agreed time.

The monies raised by the Property Trust are invested in a range of assets which produce income. Surpluses made by the Property Trust being the difference between the investment returns received and the amount of interest paid to the Uniting Church community are available for the Church to further its charitable purposes in the form of grants, as well as to make provisions and reserves to maintain the stability and effectiveness of its operations both in the short and the long term, and in particular to ensure its capacity to repay the Uniting Church community upon the agreed terms.

Method of Fundraising

The Property Trust issues debentures and interests in managed investment schemes, which are all for charitable schemes.

The debenture products issued by the Property Trust are:

- Money Manager (At Call) Account (Note: no new accounts have been opened for retail, non-associated clients since 31 December 2016).
- Local Support Account (Note: no new accounts have been opened for retail, non-associated clients since 31 December 2016).

- Fixed Term Investment.
- Easy Access Cheque Account (Note: not issued to retail, non-associated clients)
- eSaver Online Account (Note: no new accounts opened for retail, non-associated clients since 31 December 2016).
- Funeral Fund.

Interests in the following managed investment schemes are issued by the Property Trust:

- UC Invest Share Fund (Note: not issued to retail, non-associated clients).
- UC Invest Property Fund (Note: not issued to retail, non-associated clients).

Key Terms

The key terms of debenture products issued by the Property Trust are as follows:

Money Manager (At Call) Account (Note: no new accounts have been opened for retail, non-associated clients since 31 December 2016)

- No minimum balance is required.
- Funds are available to be withdrawn at call.
- Interest is paid to clients at published rates which are determined, and may be varied, by the Property Trust.
- Some transaction and service fees are payable (see Fee Schedule published on the UC Invest website (www.ucinvest.com.au) which are determined, and may be varied, by the Property Trust.

Local Support Account (Note: no new accounts have been opened for retail, non-associated clients since 31 December 2016)

- No minimum balance is required
- Funds are available to be withdrawn at call
- Interest is paid to a congregation or project nominated by the client at published rates which are determined, and may be varied, by the Property Trust
- Some transaction and service fees are payable (see Fee Schedule published on the UC Invest website) which are determined, and may be varied, by the Property Trust.

Fixed Term Investment

- A \$1,000 minimum investment is required.
- Funds are deposited for fixed terms of 31 days to 3 years.
- Interest is paid to clients. The interest rate paid is fixed for the term of a investment at the published rate applying at the time the investment is made. Published rates are determined by the Property Trust.
- Some transaction and service fees are payable, and an early redemption fee may be payable if funds are withdrawn (on the grounds of hardship) before the end of the term (see Fee Schedule published on the UC Invest website). Fees are determined, and may be varied, by the Property Trust.

Easy Access Cheque Account

- The product is only available to Uniting Church SA organisations.
- It is not available to retail, non-associated clients.
- No minimum balance is required.
- Funds are available to be withdrawn at call.
- Interest is paid to clients at published rates which are determined, and may be varied by, the Property Trust.
- Some transaction and service fees are payable (see Fee Schedule published on the UC Invest website) which are determined, and may be varied, by the Property Trust.

eSaver Online Account

- Since 31 December 2016 new accounts are only available to Uniting Church SA organisations.
- Since 31 December 2016 no new accounts have been opened for retail, non-associated clients.
- No minimum balance is required.
- Funds are available to be withdrawn at call.
- Interest is paid to clients at published rates which are determined, and may be varied, by the Property Trust.
- Some transaction and service fees are payable (see Fee Schedule published on the UC Invest website) which are determined, and may be varied, by the Property Trust.

Funeral Fund

- The minimum permitted investment \$100.00.
- The maximum permitted investment is an amount determined by the Federal Government from time to time.
- Interest is paid to clients at published rates which may be determined, and may be varied, by the Property Trust.
- Some transaction and service fees are payable (see Fee Schedule published on the Property Trust's website) which are determined, and may be varied, by the Property Trust.
- Funds may only be withdrawn to pay for funeral expenses or to be paid to the account holder's estate.

Interest rates applicable to the Property Trust's debenture products are determined by the Manager Investment Services, Uniting Church SA acting under delegation from the Uniting Church Investment Committee (the UCIC), a sub-committee established by the Uniting Church Resources Board, in accordance with the Property Trust's Interest Risk Policy. Interest rates paid to debenture holders are determined having regard to income received on the assets of the Property Trust, including loans, and the operational costs of the Property Trust, to ensure that there is an adequate margin, and so as to ensure that capital adequacy and prudential policy requirements are responsibly met while having regard to interest rates paid by authorised deposit-taking institutions in the market.

Transaction and service fees are determined by the UCIC having regard to the actual or estimated cost of undertaking or providing particular transactions or services, on what is essentially a 'cost recovery only' basis. The Property Trust has made only minor and infrequent changes to its Transaction and service fees over its history, in line with these principles

The key terms of the interests in managed investment schemes issued by the Property Trust are as follows:

UC Invest Share Fund

- This product is only available to Uniting Church SA organisations.
- It is not available to retail, non-associated clients
- The minimum investment permitted is \$5,000.00. Investors are allocated a number of units in the Fund by reference to the current, published entry price per unit determined by the Property Trust by reference to the current market value of the Fund.
- The current market value of the Fund at any time is determined by reference to the market value of the Fund's investments plus the amount held by the Fund in liquid funds.
- The bulk of the Fund is invested by the Property Trust in a managed portfolio of Australian equities. The portfolio does not include equities which have been excluded under the Uniting Church SA's Ethical Investment Policy. A minimal amount, generally less than 2% of the Fund, is held by the Property Trust in liquid funds for liquidity purposes.
- The capital value of an investor's investment rises and falls by reference to the current market value of the Fund. Unit prices are calculated by the Property Trust each week.
- The income generated by the Fund, less investment management fees, is distributed to investors, by reference to the number of units they hold, each quarter.
- Units may be redeemed by investors at the current, published exit price, determined by the Property Trust by reference to the current market value of the Fund.
- An entry/exit fee of 0.10% per transaction (of the amount to be invested or redeemed) is charged to investors by the Property Trust.
- The Property Trust charges the Fund an investment management fee of 0.02% of the current market value of the Fund each month.
- There are no other fees or costs payable by an investor.

UC Invest Property Fund

- This product is only available to Uniting Church SA organisations.
- It is not available to retail, non-associated clients
- The minimum investment is \$5,000.00. Investors are allocated units by reference to a current, published entry price per unit determined by the Property Trust by reference to current market value of the Fund.
- The current market value of the Fund at any time is determined by reference to the market value of the Fund's investments plus the amount held by the Fund in liquid funds.
- The bulk of the Fund is invested by the Property Trust in a managed portfolio of Australian listed property trusts. The portfolio does not contain equities which have been excluded under the Uniting Church SA's Ethical Investment Policy. A minimal amount, generally less than 2% of the Fund, is held by the Property Trust in liquid funds for liquidity purposes
- The capital value of a client's investment rises and falls by reference to the current market value of the Fund. Unit prices are calculated by the Property Trust each week.
- The income generated by the Fund, less investment management fees, is distributed to investors, by reference to the number of units they hold, each quarter.
- Units may be redeemed by investors at the current, published exit price per unit determined by the Property Trust by reference to current market value of the Fund.
- An entry/exit fee of 0.10% (of the amount to be invested or redeemed) per transaction is charged to investors by the Property Trust.
- The Property Trust charges the Fund an investment management fee of 0.02% of the current market value of the Fund each month.
- There are no other fees or costs payable by a client.

Investors

Debentures and interests are offered to the people and organisations which form the Uniting Church SA community by promotion via Uniting Church SA organisations and the UC Invest website.

Of the debentures and interests currently offered, only Fixed Term Investments and Funeral Fund accounts are offered to clients who may be retail, non-associated clients. All other debentures and interests are only offered to organisations which are:

- Uniting Church SA organisations; and
- Not retail, non-associated clients.

Included in this community are 'Property Trust' entities, affiliates and associates as defined within the Australian Prudential Regulation Authority (APRA) Banking Exemption No. 1 of 2016, and the Australian Securities & Investments Commission (ASIC) Regulatory Guide 87 and Class Order [02/184].

No offers are made to persons who the Property Trust treats as associates because they are voluntary staff members.

Audited Financial Statements

The Property Trust is not required to lodge audited financial statements, or audited statements for its managed investment schemes, with the Australian Charities and Not-for profits Commission (ACNC) as it is a 'basic religious charity' as defined in section 205.35 of the Australian Charities and Not-for profits Commission Act 2012.

Audited financial statements prepared for UC Invest, and for its managed investment schemes, are published on the UC Invest website.

Guarantees or Obligations

No person other than the Property Trust will provide a guarantee for the benefit of, or owe an obligation to, holders of the interests and debentures.

Asset Types

The Property Trust invests and holds assets in the form of:

- Loans to finance Church projects;
- Loans to associates and affiliates of the Uniting Church;
- Real property (included congregation buildings and land);
- Commercial property trusts units;
- Listed Australian equities;
- Listed Exchange Traded products.
- Corporate notes;
- Residential Mortgage Backed Securities;
- Cash Management Funds;
- Term Deposits;
- Bank accounts;

-Other investment products.

The UC Invest Share Fund scheme assets are listed Australian equities.
The UC Invest Property Fund assets are Australian listed property trusts.

None of the assets of the Property Trust are held outside Australia.

Registration with a Sponsor

This Identification Statement is not to be accepted by a sponsor.

Consent to examination

The Property Trust consents to ASIC allowing any person to examine its application for relief and acceptance of this Identification Statement.

Dated: 10th April 2017

THE COMMON SEAL of THE UNITING CHURCH
IN AUSTRALIA PROPERTY TRUST (S.A.) was
hereunto affixed by authority of a resolution
passed at a meeting of the members of the Trust:



[Handwritten signature]
.....Member

[Handwritten signature]
.....Member