

Media Release

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Bank Australia joins \$450 million funding boost for disability housing across Australia

Disability housing investment fund, Synergis, has just completed an increase in its debt facility to \$450 million to support the growth of its pipeline of homes within the specialist disability housing (SDA) sector across Australia.

Bank Australia, the customer-owned and B Corp certified bank, has contributed \$90 million towards the fund, making up 20% of the joint debt facility alongside other lenders.

As the first bank to lend to organisations building and investing into SDA, Bank Australia has a long history of supporting projects in the SDA commercial sector in Australia. The bank's lending strategy aims to reduce the barriers to home ownership, which includes increasing access to appropriate homes for people with disability. Bank Australia is also one of few banks in Australia that considers SDA funding through the NDIS as income to service a mortgage.

Delivering purpose-built and accessible housing for people living with disability continues to be a challenge in Australia, which is often met with a lack of capital to build and meet this need. As a result, people with disability are often forced into unsuitable housing, such as living with ageing parents, nursing homes, and even hospitals.

With recent reports around the lack of appropriate disability housing in Australia, Synergis' plan to invest over \$1 billion to deliver homes for around 2,000 Australians living with disability, will play a key role in addressing this immediate need.

"The increased bank facility will be utilised alongside committed equity to develop our existing pipeline of opportunities, as well as funding new development opportunities," said Michael Lynch, Synergis' Managing Director.

Identified as one of its impact focus areas, Bank Australia is committed to lending to housing providers that build well-designed and accessible homes for people with complex care needs. As a founding member of the Specialist Disability Accommodation Alliance (SDAA) alongside Synergis, Bank Australia is proud to continue to support Synergis and other sophisticated, best practice investors in the SDA sector in reducing barriers to home ownership and increasing access to appropriate homes for people with disability.

"We're proud to back Synergis with our additional funding for the next stage of its growth. Accessible housing is essential infrastructure, and this investment reflects our commitment to reducing barriers for people with disability," said Tim Von Ess, Bank Australia's Head of Impact Lending.

Over the past five years, Synergis has made significant impact in the sector by being an early mover in the sector to become one of the largest SDA investors in Australia with over 200 committed projects currently that will provide homes for over 800 Australians.



About Bank Australia

Bank Australia Ltd believes banking can be a force for good and together we can have a positive impact on our customers, communities and the planet. Following its merger with Qudos Mutual Ltd on 1 July 2025, Bank Australia Ltd continues to operate the Bank Australia and Qudos Bank retail brands. We are 100% customer-owned and aim to build on our position as Australia's leading purpose-driven bank. Our commitment to clean money means we focus our lending and investments in areas that do good, not harm, for people and the planet. We support almost 300,000 customers and we're the custodians of more than \$18 billion in assets.

www.bankaustralia.com.au

About Synergis Fund

Synergis Fund is an unlisted, wholesale investment trust managed by Social Infrastructure Investment Partners, a joint venture between Social Ventures Australia (SVA) and Federation Asset Management. Synergis was founded with a vision that every person living with disability in Australia has access to high quality, safe, stable and appropriate homes. The fund partners with select SDA providers to develop homes under a person-centred model. Since its launch, Synergis has grown to be one of the largest SDA investors in Australia and has contributed to the increased flow of institutional capital into the sector.

www.synergisfund.com.au

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