

Foyer Central Social Impact Bond

Annual Investor Report
Period ending 30 September 2023
Issued December 2023





Contents

Foreword	3
Foyer Central SIB Overview	4
Foyer Central Program	4
SIB overview.....	5
Program Update	7
Enrolments	7
Exits.....	9
Housing after Foyer Central	11
Engagement	11
Participant profile	13
Program operations	14
Outcomes	16
Successful Outcomes	16
Interim Indicators.....	17
Performance Review	18
Financial Report	20
Interest Payment.....	20
Coupon payment.....	20
Early termination.....	20

Foreword

Dear Investor,

Social Ventures Australia is pleased to present the second Foyer Central Social Impact Bond (**Foyer Central SIB**) Investor Report.

Over the first 2.5 years, Foyer Central has provided 92 young people assessed as at risk of homelessness who have a lived experience in out-of-home care with support and stable accommodation. 44 participants have subsequently exited Foyer Central and commenced their 12-month Measurement Period, of which 15 participants have completed. Foyer Central has had a 97% occupancy rate over the past 12 months.

The number of enrolments is lower than planned (82% of the targeted figure) due to some young people staying at Foyer Central longer than planned, resulting in lower exits than planned. Limited affordable housing options upon exit in the current housing market have contributed to longer stays for some participants, and some participants have required longer stays to be ready to successfully transition from Foyer Central to independence. Enrolments and exits will continue to be closely monitored over the next year, including the reasons for slower exit rates than planned.

As outlined in this report, a Performance Review will occur on 30 September 2024 to determine whether the Program is delivering outcomes to a satisfactory level, which will include examination of the number of enrolments and Cumulative Successful Outcomes.

The data-linkage with the Australian Government was established this year and the first 2.5 years of outcomes data has now been extracted from New South Wales and Australian government databases and assessed. The data covers a small number of young people so results need to be interpreted with caution.

We trust that the stories and information shared in this report will provide useful insights into the Foyer Central journey to date.

Kind regards,



A handwritten signature in black ink that reads "K. Armstrong".

Kirsten Armstrong

Director, Impact Investing,
Social Ventures Australia



A handwritten signature in black ink that reads "P. Bollen".

Patrick Bollen

Manager, Impact Investing,
Social Ventures Australia

Foyer Central SIB Overview

The Foyer Central SIB funds the delivery of the Foyer Central Program, which is delivered by Uniting NSW.ACT (**Uniting**) and SGCH in partnership with the New South Wales Department for Communities and Justice (**the Department**). The Australian Government is supporting the Program through the provision of outcomes data and outcomes-linked funding to the Department. The Foyer Central SIB has a term of approximately 8.75 years and utilises \$7 million of investor capital.

Foyer Central Program

Foyer Central was developed by Uniting and SGCH, drawing on their collective experience supporting vulnerable young people and providing social and affordable housing. The Program was developed in consultation with the Brotherhood of St Laurence, which delivers the Education First Youth Foyers in Victoria, and builds upon on the extensive Foyer evidence base created by the delivery of Foyer models around the world over the past thirty years.

The Foyer Central Program is centred on a purpose-built facility that comprises 53 studio-style units, located three kilometres from the Sydney central business district. Each unit has a kitchenette and private bathroom, and access to welcoming common areas. Uniting staff also have on-site office space.

The Foyer Central Program aims to build the capabilities of young people and their capacity to access resources and opportunities, and to make positive decisions so they can lead fulfilling lives and make a successful transition to independence - and ultimately break the cycle of homelessness. Foyer Central participants are expected to spend an average of 18 months (and up to two years) as a Foyer Central resident, and will then be supported to transition to stable long term accommodation. Key elements of the Program include:

Figure 1 Foyer Central elements

The 'Foyer Deal'	An agreement between a young person and Uniting whereby Uniting provides stable and safe accommodation and tailored support in return for the young person's engagement in training, education and/or employment.
Stable accommodation	Each participant is provided with a studio apartment for up to two years and enters into a tenancy agreement with SGCH. Participants pay a low rent commensurate with their ability to contribute.
Tailored support services	Each participant has a dedicated Youth Development Coach who is responsible for providing strengths-based case management support, access to support services and one-on-one coaching sessions.
Advantaged Thinking	The Program is grounded in the concept of 'Advantaged Thinking', which is focused on identifying, developing and investing in the skills, capabilities and assets of young people so that they can establish good lives for themselves.
Trauma informed care	Trauma informed care is woven into the Advantaged Thinking approach by recognising that young people's thought patterns, emotions and actions can be coping strategies developed as a result of lifelong trauma. Consistent relationships and a safe and predictable environment provided by the Program supports young people to build resilience and empower them to rebalance their coping strategies.

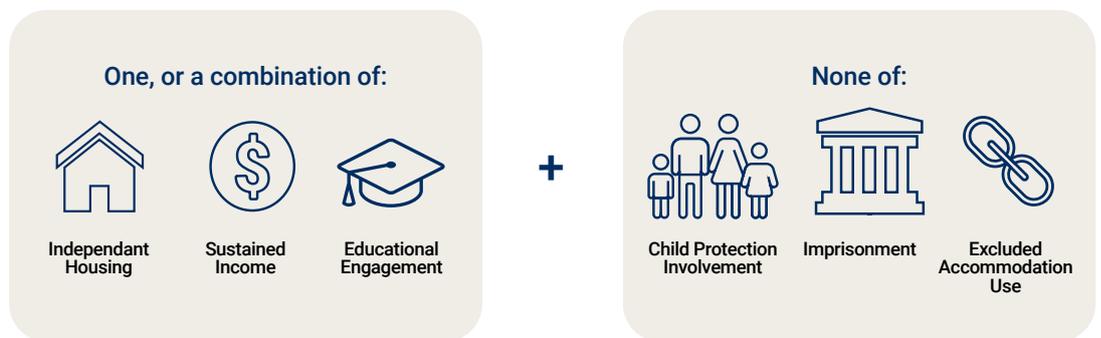
It was initially planned that around 272 young people would be supported by the Foyer Central Program. Each enrolled individual will be aged 18 to 22 years, have been in out-of-home care (OOHC) and exited care aged 14 to 18 years, be homeless or at risk of homelessness, and be assessed by Uniting as motivated, willing and able to commit to the Program.

SIB overview

The Foyer Central SIB is underpinned by an outcomes-based contract between the Department and Uniting. Outcome payments will be made to Uniting by the Department based on the number of participants who achieve a Successful Outcome. A Successful Outcome means that a participant:

- recorded no Negative Indicators during their Foyer Central tenancy and Measurement Period¹; and
- achieved a Positive Indicator (or a combination of Positive Indicators) for a period that equates to at least 18 fortnights during their Measurement Period.

Figure 2 Successful Outcome overview



To fund Program delivery prior to the receipt of outcome-linked payments, Uniting borrowed \$7 million under a Loan Agreement with the Foyer Central SIB Trust², which in turn raised capital from investors through the issue of Notes.



Lord Mayor of Sydney, Clover Moore, talking with former Foyer Central Program Manager, Paula Thum, and Foyer Central participants

1. The Measurement Period is the 12 month period commencing on the day an individual moves out of Foyer Central accommodation.

2. The Foyer Central SIB Trust (being SVA Nominees Pty Ltd as the trustee of the Foyer Central SIB Trust) is the issuer of the Foyer Central SIB, and is managed by Social Ventures Australia Limited.

Investor returns

Noteholders will receive a 2% per annum fixed Coupon Payment over the first 3 years of the bond, and variable Coupon Payments over the final 6 years that are determined by the Performance Band achieved. The proportion of principal repaid on maturity is also linked to the Performance Band achieved at that time.

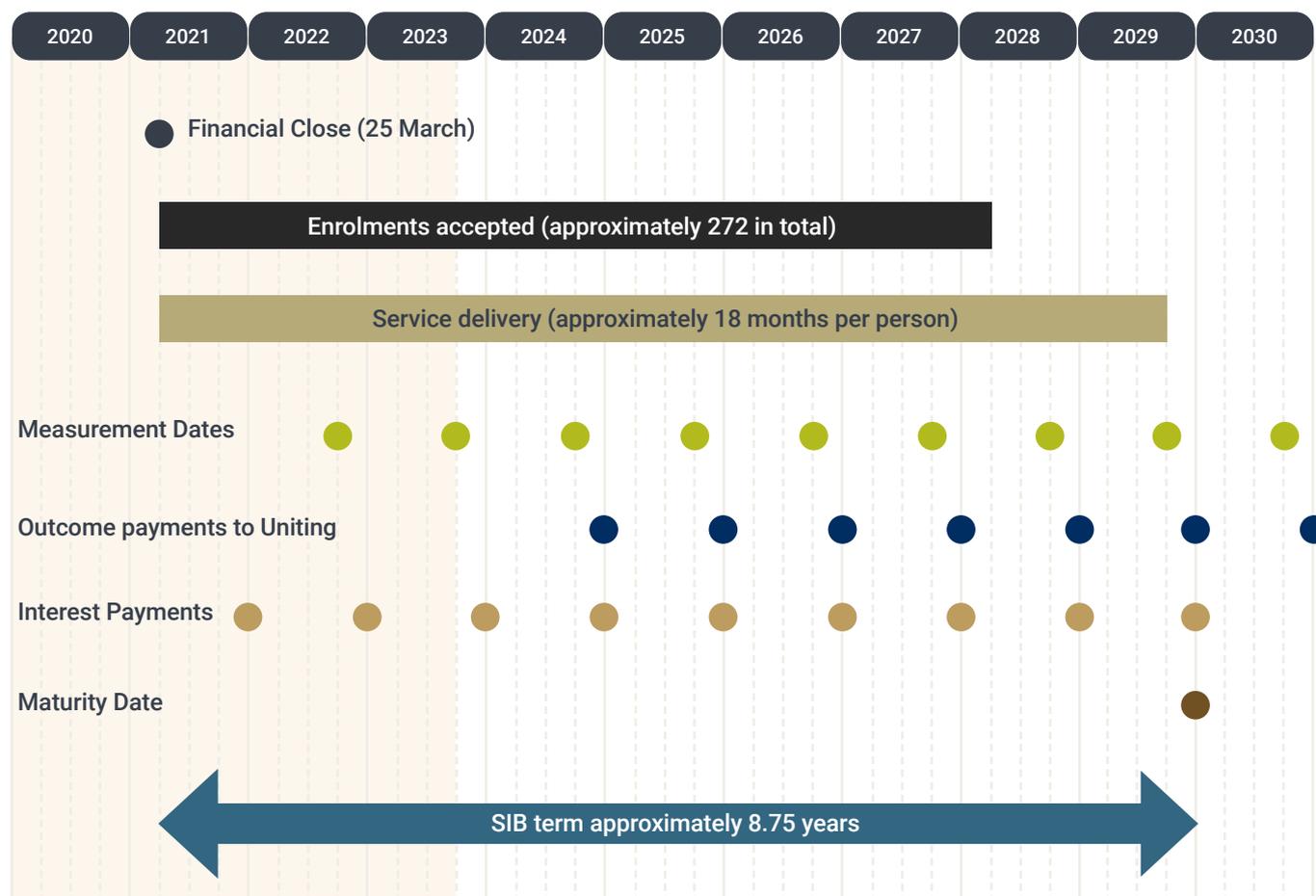
Under the assumptions set out in the [Foyer Central SIB Information Memorandum](#) dated 23 December 2020, investor returns vary with the level of Program performance as illustrated in Table 1.

Table 1 Foyer Central SIB Noteholder returns under initial assumptions

Scenario	Under-perform	Well Below	Below Target	Slightly Below	Target	Slightly Above	Above Target	Well Above
Performance Band	1	2	3	4	5	6	7	8
Success rate (with 272 participants) ³	40%	45%	50%	55%	60%	65%	70%	75%
Interest rate	0%	0%	1%	4%	6%	8%	10%	11%
Principal returned	55%	65%	100%	100%	100%	100%	100%	100%
IRR (% per annum)	-5.8%	-4.0%	1.0%	4.0%	5.9%	7.8%	9.6%	10.4%

Timeline

Figure 3 Foyer Central SIB timeline



3. The number of Successful Outcomes is determined by both the number of participants enrolled and the proportion of enrolments who have a Successful Outcome.

Program Update

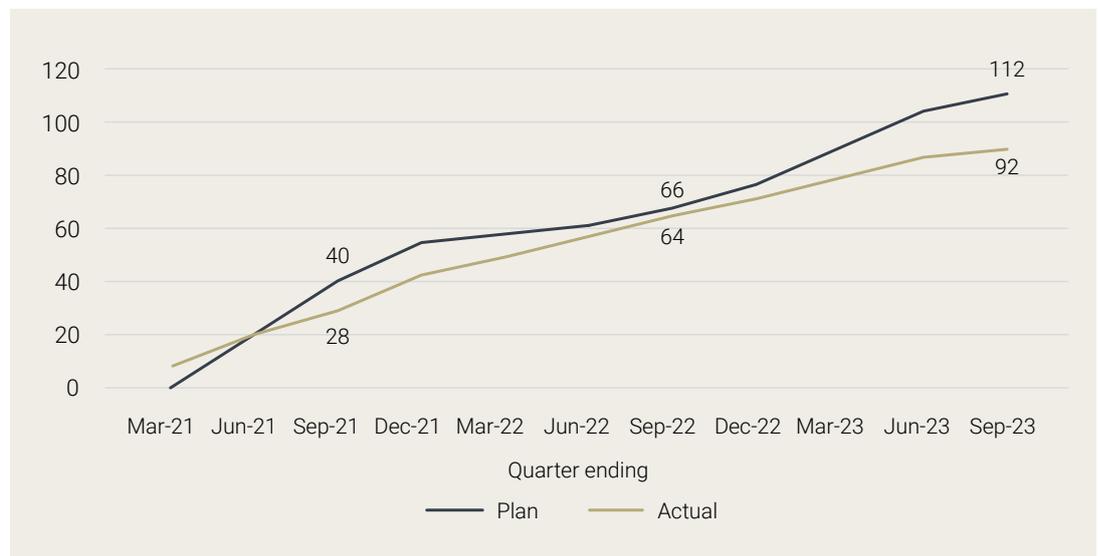
Enrolments

In Year 3 (the year ending 30 September 2023), 157 young people were referred to the Program (bringing the total number of young people referred to date to 386). Of the young people referred in Year 3, 60 were assessed as eligible. 30 of these eligible young people were offered enrolment in the Program, of which 28 were enrolled.

The number of enrolments in Year 3 was well below planned (46), due to fewer apartments becoming available in Foyer Central, a result of lower Exits than planned (discussed in the next section).

At 30 September 2023, 92 young people have been enrolled in the Program and moved into Foyer Central, which is below planned (112).

Figure 4 Cumulative enrolments



The average time it took from a young person's expression of interest to enrolment in the Program was 21 days, which is similar to last year (22 days).

88% of enrolled young people were referred to Foyer Central by non-government referral partners (including specialist homelessness services, community housing providers, after care services and youth specific services). The remaining 12% were transitioning out of OOHC at the time of referral and were referred by the Department.

The Foyer Central leadership team presents regularly at Department meetings, non-government organisation forums, and inter-agency meetings across Greater Western Sydney to promote Foyer Central. These presentations also help to build relationships with referral partners and the wider community, whilst maintaining the profile of Foyer Central to ensure there is a consistent flow of expressions of interest from young people, referrals and enrolments.

Lily's Story⁴

Lily was 20-years-old when she moved into Foyer Central in July 2021. As [reported in 2022](#), Lily was able to focus on completing her midwifery degree while engaging with the Foyer Central Program.

In December 2022, upon exiting Foyer Central, Lily and her partner moved into their first home together in Westmead. Their one-bedroom unit is part of SGCH and Lighthouse Infrastructure's key worker affordable housing. This has meant that Lily has continuity with SGCH as her tenancy manager.

Lily has now finished her degree and started a new job at Westmead Hospital in February. Lily has delivered over 30 babies as part of finishing her degree. Though early on in her career, Lily is focused on support and advocacy: "Being part of helping women be educated and making sure there is informed consent around intervention is really important to me. It's such a vulnerable time."



Lily, who has now successfully exited Foyer Central, her partner and the SGCH Central Tenancy Manager

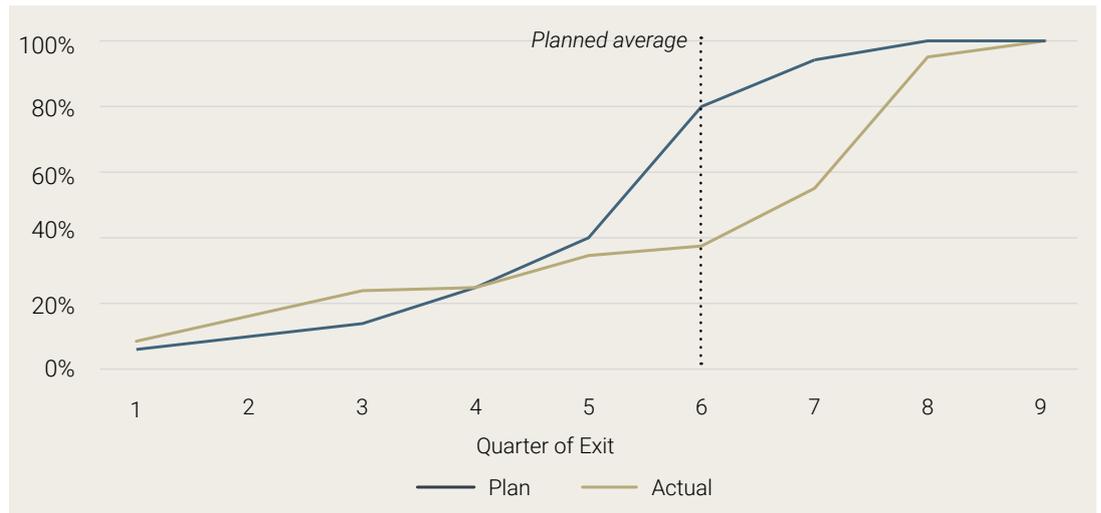
4. Participants have agreed to share their story and their names have been changed to protect their privacy.

Exits

At 30 September 2023, 44 young people had exited Foyer Central and commenced their 12-month Measurement Period. This is below the number originally planned (62), which is due to some participants staying longer at Foyer Central than anticipated.

Figure 5 shows the proportion of participants who have exited at each quarter since their enrolment. It was anticipated that 80% of participants would exit within 6 quarters (18 months) of their enrolment. Based on the 44 participants who have exited to date only 37% of exits have occurred within 18 months, with 6% of exits occurring after 24 months.

Figure 5 Proportion of participants who have exited by quarter after enrolment



Uniting works closely with young people to support their exit and transition to independence. The exit planning process commences at least six months prior to a young person's planned exit, which includes identifying and planning for safe and suitable accommodation arrangements upon exit.

Securing appropriate and affordable housing has become increasingly challenging over the past 12 months, with limited affordable housing options contributing to longer stays than planned. Youth development coaches have supported young people with navigating different housing options and have assisted them to find suitable housing as soon as they are ready to exit Foyer Central.

In addition, it is hypothesised that some young people have required longer periods of time and support to be ready to leave Foyer Central and transition to independence.

Enrolments and exits are closely monitored by the Foyer Central SIB Joint Working Group (**JWG**), which is the governance committee which oversees the performance of the program. It consists of representatives from Uniting, SGCH, Social Ventures Australia, the Department and the Office of Social Impact Investment, and has been meeting regularly since the inception of the Foyer Central SIB.

The JWG has commenced exploring the drivers of lower enrolments and slower exits than planned in advance of the Performance Review next year (discussed in a later section of this report), including understanding the extent to which limited affordable housing options is impacting exit rates and measured outcomes.

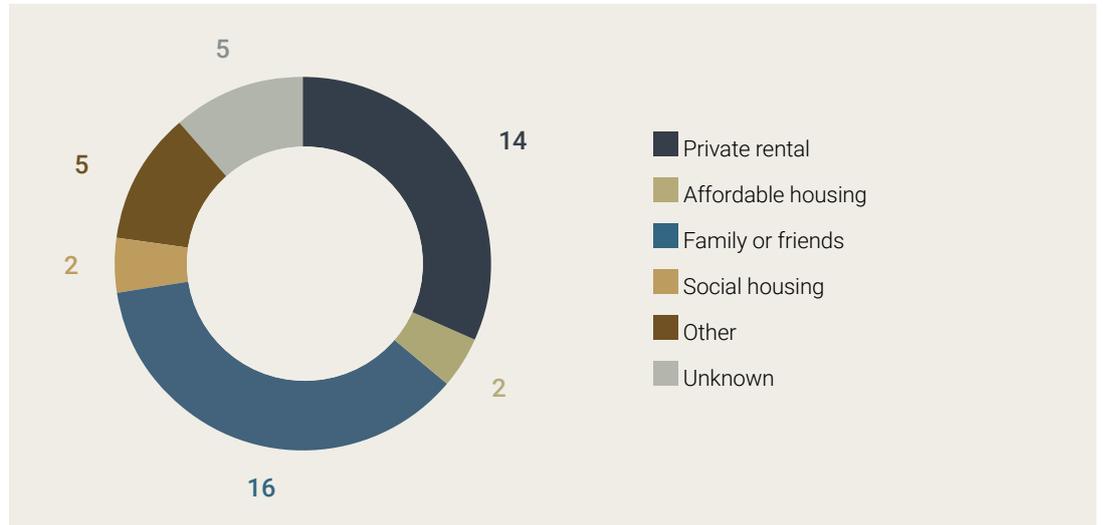


The Hon. Natasha Maclaren-Jones and Foyer Central Program Manager, Aimee Cavallaro

Housing after Foyer Central

Of the 44 young people that have exited the Program to date, 14 have moved into private rental properties. This is a significant achievement for these young people in the current rental market. Foyer Central has also supported young people to transition into a range of other stable housing options, including moving in with family or friends, affordable housing, and social housing.

Figure 6 Number of participants who have exited by accommodation type



Foyer Central has developed relationships with affordable housing providers, including SGCH, Twenty10, Evolve Housing and Mission Australia, to provide young people with affordable options during their exit from the Program. The SGCH tenancy manager based on site works alongside Foyer Central staff to nominate young people who would be suitable for SGCH affordable housing. Two young people who have exited Foyer Central have been successful in being housed by SGCH.

The 'Other' housing type includes young people who have returned to country, moved interstate or overseas, and moved into disability or supported housing.

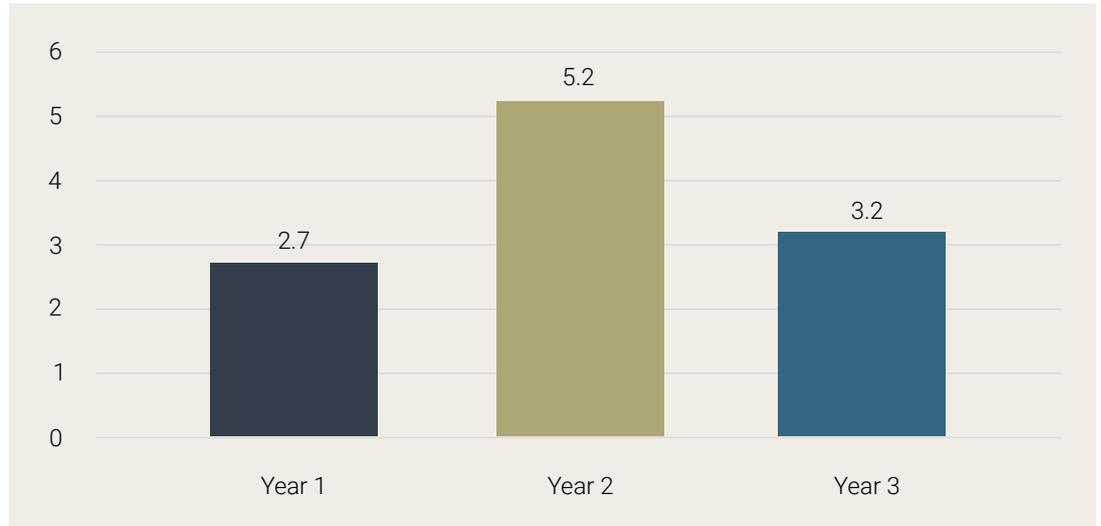
Engagement

Participants have access to a broad range of support services during their time at Foyer Central, including education, employment, housing and living skills, health and wellbeing, and social connections.

Each participant has engaged with these support services for an average of 4.0 hours per week, with the majority of time (63%) being spent engaging with education support services, and a further 25% relating to accommodation. There is a wide range in engagement as the level of support services and types of support services are determined by the young person.

As illustrated in Figure 7, engagement between young people and youth development coaches has reduced over the past 12 months. This is primarily due to young people's increased mobility and independence following the Covid-19 pandemic. Participation in group activities has also reduced significantly as a result, leading the Foyer Central team collaborating with young people to redesign the group activities program to better reflect active participants' interests.

Figure 7 Average hours per week per participant engaging with support services



Engagement is variable between young people and youth development coaches based on the progress of the individual towards their goals. For example, a young person may be employed or enrolled in a university or TAFE course, and the number of hours spent by that individual at work or studying are not typically recorded by the Foyer Central team.

Emma's Story ⁵

Emma has been living at Foyer Central for almost two years and will exit the Program in the coming months. She works as a manager at Flymotion, a trampoline park.

"Before I moved into Foyer Central, I lived in a family with eight people including other foster children. I grew up on a farm, which meant I had a lot of freedom and privacy. I went into care when I was 3 years old. I moved around a lot, moved schools and was always the new kid. I was in more than 17 foster homes in one month. I kept moving around in New South Wales until a family was bold enough to take me in and put up with me. I stayed with them for 8 years. During my time there I do feel that I was a little ungrateful and didn't do as I was told until I got a bit older. I started to listen more and taught myself to be more grateful.

I remember I was so nervous about moving to Foyer Central because of the number of times I've moved throughout my life. But I got out of my comfort zone and told myself I needed to start to be independent. I changed my mindset, built my confidence, packed my things and travelled two hours to Foyer Central with my case worker.

Once we arrived, I was shown around the building and to my room. I unpacked my belongings and came out to meet everyone. I made some friends on the first day – which was challenging for me. A few months in, I was trying to find a job, but it was hard. I never gave up and kept searching for jobs and applying every week until I got a call from Flymotion. They asked me to come in for a trial - and I got the job and was so happy! I've now been working there for almost two years and have been promoted to a manager.

Living at Foyer Central has had a huge impact on my life. It has made me more confident, independent and helped me become a strong woman. I've come out of my comfort zone and tried new things that I never thought I would. I've also built a lot of skills I never thought I had, as well as working on myself and my studies."

⁵. Participants have agreed to share their story and their names have been changed to protect their privacy.

Participant profile

The following charts illustrate some characteristics of Foyer Central participants.

Figure 8 Age at enrolment

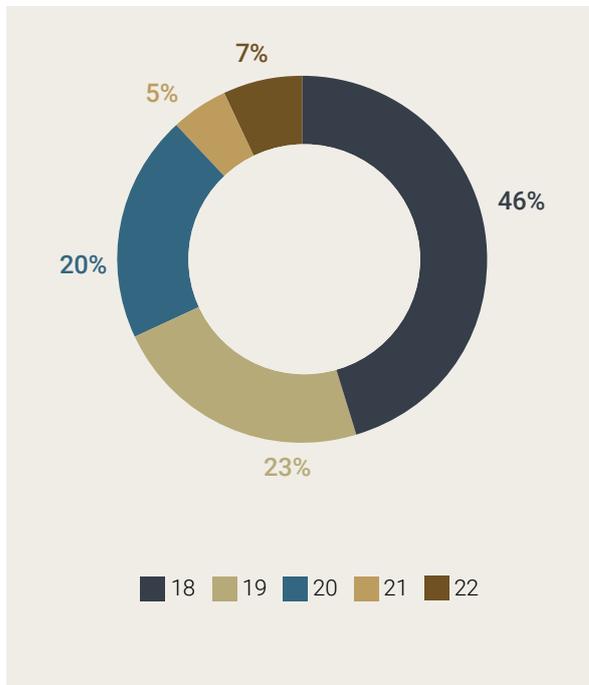


Figure 9 First Nations

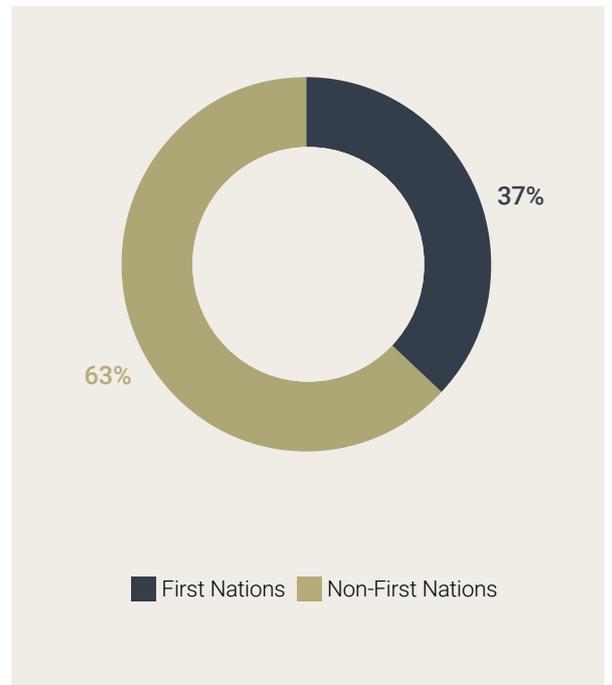


Figure 10 Gender

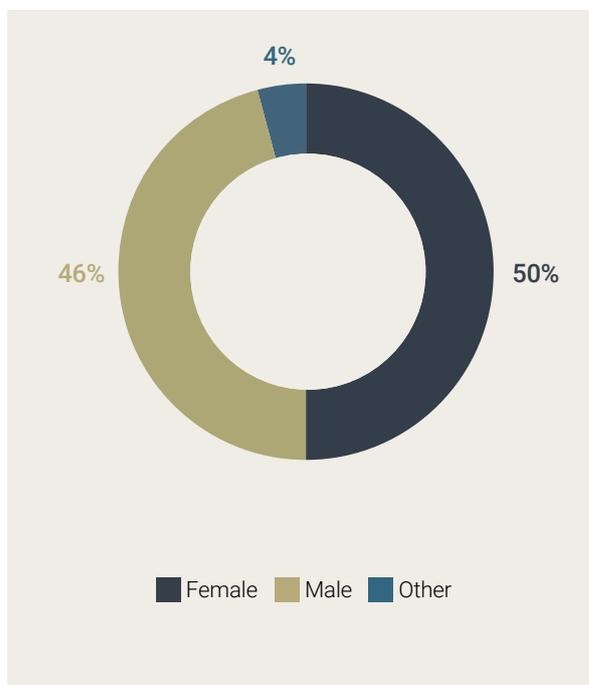
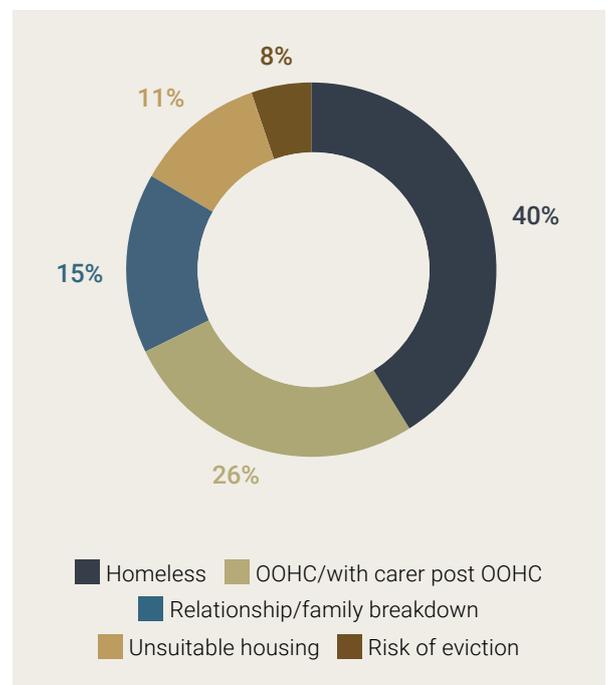


Figure 11 Accommodation prior to Foyer Central



Carla's Story⁶

Carla is 22 years old and has been living at Foyer Central for six months. She works at Google in hospitality.

"Foyer has been a good, stable foundation for me. Everyone has really shown support – from the day I moved in, to meeting the coaches and leaders. Setting goals and having coaching sessions helps me map out my life. The coaches are good influences for me. They really help me with living – and I feel like I can turn to them, almost as if they're family.

My coach is Amba and she has been amazing. She's so supportive and respectful. Really judgement-free. When I was going through a hard time, I just didn't want to leave my bed. When I let Amba know what I was going through, she asked me if I needed anything. I didn't really want to ask for help with anything because I felt like I had let myself down a bit – but she asked if I had food and offered to buy me groceries. It was honestly so special to me as I don't like asking for help and she just offered. It's a privilege to be here [at Foyer Central].

I feel very grateful. The stability and support that we get here really helps us step into adulthood."

Program operations

Uniting constantly adapts the services and activities it offers to young people at Foyer Central based on the goals and needs of the young people living at Foyer Central at any time. All roles in the Foyer Central team remained filled at the end of the reporting period.

Support for First Nations young people

Uniting has implemented an organisation-wide First Nations People and Place Strategy. The strategy supports First Nations young people and staff at Foyer Central, with a focus on building cultural leadership within First Nations staff and securing partnerships with First Nations organisations in the local community.

This year, First Nations young people have continued to lead a regular Yarning Circle at Foyer Central. This forum has established a safe, cultural space where First Nations young people can come together with the Aboriginal-identified youth development coach to build connection and community.

Foyer Central has also established a partnership with the Indigenous Service Officer from the local Services Australia office. This person is based at Foyer Central one day a week and provides a drop-in service for First Nations young people, including applying for payments and resolving payment issues.

Foyer Central has also participated in local community events hosted by the National Centre of Indigenous Excellence. These events help to strengthen First Nations young people sense of belonging to the local community and ensuring they are aware of specific cultural supports and opportunities they can access.

Yarramundi Camp

12 young people from Foyer Central attended their first student camp in Yarramundi this year. The focus of the camp was on leadership and communication. Young people participated in a range of activities such as high ropes, cave maze, giant swing and flying fox. Many young people and youth development coaches had to sit outside of their comfort zones and experience growth at camp.

During these activities, young people were empowered to take on leadership roles and were guided by their peers and the youth development coaches to complete each activity. This camp also allowed many of the young people to spend time with others that they would not ordinarily spend time with. Upon returning from camp, the young people have continued to foster these relationships.

⁶ Participants have agreed to share their story and their names have been changed to protect their privacy.



Introducing Aimee

Aimee Cavallaro is the Foyer Central Program Manager. Aimee commenced the role in June 2023, having previously worked as case coordinator in Uniting’s youth and homelessness services.

Aimee has worked at Uniting for 11 years, primarily working in leadership positions across a broad range of services. A focus throughout Aimee’s career has been supporting young people to access safe and secure accommodation, mental health support, and alcohol and drug rehabilitation, whilst supporting young people to develop their own networks for ongoing support and pathways to positive outcomes.

‘I’m extremely passionate about working with young people and when the opportunity to join Foyer Central was offered, I was excited to have the chance to offer my skills and knowledge, as well as lead a new team and program to facilitate further growth and outcomes for the young people. I was drawn to the uniqueness of the Foyer Central Program, because it offers young people a different service delivery model and opportunities to work with them through an Advantage Thinking lens and trauma informed practice.

I feel fortunate to work with a multidisciplinary team internally and externally who share the same commitment and passion to support and inspire some of the most vulnerable young people. It is a privilege to watch the young people at Foyer Central become independent and begin to thrive after leaving Out of Home Care’

Tenancy management

The partnership between Uniting and SGCH has been strengthened by having the SGCH tenancy manager working on site three days each week, allowing young people to build rapport with the tenancy manager and develop their financial literacy. The tenancy manager has actively worked with young people to educate them about their responsibility as a tenant, which has helped reduce the number of young people in rental arrears. Only 9 young people were in rental arrears at 30 September 2023, compared to 23 young people 12 months ago. Some young people have been able to access brokerage through YWCA to assist with the reducing their rental arrears.



Foyer Central participants at the Yarramundi camp

Outcomes

Young people enrolled in the Foyer Central Program are supported to achieve a broad range of housing, education, employment, health and wellbeing, self-determination and community outcomes as illustrated in Figure 12.

Figure 12 Foyer Central outcomes framework



Successful Outcomes

The number of Cumulative Successful Outcomes required for each Performance Band increases over time in line with the number of Intervention Group members planned to have completed their 12-month Measurement Period. The lower boundary of each Performance Band at each Measurement Date is set out in Table 2.

Table 2 Performance Band threshold at each Measurement Date

Measurement Date	Performance Band							
	1	2	3	4	5	6	7	8
30 Sep 2022	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
30 Sep 2023	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
30 Sep 2024	0	24	29	33	36	39	42	45
30 Sep 2025	0	37	44	50	55	60	64	69
30 Sep 2026	0	52	61	69	76	83	89	96
30 Sep 2027	0	67	78	89	98	106	115	123
30 Sep 2028	0	81	95	108	118	128	138	149
30 Sep 2029	0	96	112	127	139	151	163	175
30 Sep 2030	0	108	126	143	156	170	184	197

Performance data in relation to Successful Outcomes will not be certified until the 30 September 2024 Measurement Date (Measurement Date 3). At that date, 44 young people will have completed their Measurement Period (which commences upon exit from Foyer Central). This is lower than anticipated (62) due to lower exits than planned. For illustrative purposes, 36 young people will need to record a Successful Outcome by 30 September 2024 (an 82% success rate) to achieve Performance Band 5 which corresponds to the target performance scenario.

There are no applicable Performance Band thresholds at Measurement Date 2 (30 September 2023). At 30 September 2023, 15 young people had completed their Measurement Period which is broadly in line with planned (16). Uniting reported that of these 15 young people⁷:

- 5 have achieved a Successful Outcome, representing a 33% success rate (which is lower than the planned 60% success rate);
- 6 have recorded a Negative Indicator, meaning they cannot achieve a Successful Outcome; and
- There is insufficient evidence at the time of reporting to assess whether the remaining 4 young people have achieved a Successful Outcome.

As outlined in last year's report, these 15 participants were all considered by Foyer Central staff to have exited Foyer Central prior to completing the Program. The lower the planned success rate could be attributed to Foyer Central being in its first year of operation, which was also impacted by Covid-19 restrictions. Although these results are below plan, it must be stressed that they are based upon relatively small numbers and the experience of a few individuals can have a disproportionate impact on the results.

The JWG will monitor the ongoing success rates next year and examine the reasons for the lower than anticipated success rates ahead of the Performance Review next year (discussed in the next section).

Interim Indicators

Uniting will receive payments from the Department based upon two Interim Indicators, but payments under the Loan Agreement (and hence Investor returns) are not linked to these measures.

Occupancy rate

The average occupancy rate is a measure of Uniting's ability to enrol and engage Foyer Central participants. The average occupancy rate over the year to September 2023 was 97%, which is higher than planned (89%).

Course completion rate

The course completion rate is a measure of Uniting's ability to support Foyer Central participants engaging in formal development of their life skills. This is an early indicator of a participant demonstrating commitment to meeting their long-term goals. The course completion rate⁸ at Measurement Date 2 was 78%, which is slightly below plan (85%).

The interim payment is based on the average of these two indicators, which is 87%. As a result, an interim payment will be payable to Uniting in respect of Measurement Date 2.

7. Results have not been certified at Measurement Date 2 and will be certified following Measurement Date 3.

8. Determined in respect of participants who have been in Foyer Central for at least 3 months.

Performance Review

As outlined in the [Foyer Central SIB Information Memorandum](#), the Implementation Agreement (the contract between the Department and Uniting) allows for a Performance Review to be undertaken following the Measurement Dates in each of 2023-2028 to determine whether the Program is delivering outcomes to a satisfactory level. If a Performance Review reveals that:

- Cumulative Successful Outcomes are tracking at Performance Band 2 or below or no interim payment is payable ('poor performance'); or
- the number of cumulative enrolments is 75% or less than planned ('low enrolments'),

the parties will in good faith seek to reach agreement on whether to continue the Implementation Agreement, including any changes to address the poor performance and/or low enrolments. The relevant poor performance and low enrolments thresholds at Measurement Date 3 (being 30 September 2024) are:

- 28 or less Cumulative Successful Outcomes (which equates to a success rate of 64% of the 44 young people who will have completed their Measurement Period);
- the average of the two Interim Indicators being less than 72.5%; or
- 107 or less cumulative enrolments.

If the parties are unable to reach agreement on any changes to the Implementation Agreement, then either Uniting or the Department may terminate the Implementation Agreement.

Under the terms of the Loan Agreement, Uniting cannot agree to variations to the Implementation Agreement that would impact on Interim Indicators or Successful Outcomes or any payment to Uniting under the Implementation Agreement without the consent of SVA Nominees Pty Ltd in its capacity as trustee of the Foyer Central SIB.



Foyer Central team and Foyer Federation's Colin Falconer



A Foyer Central participant speaking with Lord Mayor of Sydney, Clover Moore

Financial Report

Interest Payment

Under the terms of the Loan Agreement, Uniting will make 9 Interest Payments to the Foyer Central SIB Trust, on or about 31 December each year from 2021 to 2029. The Interest Payments are calculated as at each Interest Payment Date as follows:

$$\text{Interest Payment} = P \times r \times n - A$$

Where:

- **P** is the total principal under the Loan Agreement (\$7 million).
- **n** is the number of the Interest Payment. For Interest Payment 3, **n** is equal to 3.
- **A** is the aggregate of the Interest Payments made in respect of all previous Interest Payment Dates. For Interest Payment 2, **A** is equal to \$280,000.
- **r** is the Interest Rate, being:
 - for Interest Payments 1 to 3, 2%;
 - for Interest Payments 4 to 9, a rate determined with reference to the Performance Band.

Accordingly, the Interest Payment from Uniting in respect of Interest Payment Date 3 will be \$140,000⁹, or 2% of the principal.

Coupon payment

Investor coupon payments are made following receipt of the Interest Payment from Uniting. Noteholders receive a coupon payment representing their pro-rata share of the Interest Payment received from Uniting.

The coupon payment in respect of Interest Payment 3 was paid on 12 December 2023.

Early termination

If the Foyer Central SIB Implementation Agreement were to terminate prior to 31 December 2024, under the terms of the Loan Agreement, investors would be repaid the following proportions of their principal based on the reason for early repayment:

Reason for termination	Proportion of principal repayable
<ul style="list-style-type: none">● 'No fault' scenario (including but not limited to) force majeure; or● Terminated by the Department for convenience; or● Terminated by Uniting for cause.	100%
Terminated by the Department for cause	85%
Terminated for poor performance or low enrolments ¹⁰	55%

9. $\$7,000,000 \times 2\% \times 3 - \$280,000$

10. Termination could potentially arise if, as at Measurement Date 3, the total number of Cumulative Successful Outcomes is 28 or less, no interim payment is payable to Uniting, or the total number of enrolments is 107 or less, and the parties are unable to agree on terms to continue, including any changes to address the poor performance and/or low enrolments.

Disclaimer and Confidentiality

This document has been prepared by Social Ventures Australia Limited (ACN 100 487 572), (**SVA**) as the Manager of the Foyer Central SIB Trust. Please refer to the Information Memorandum, SIB Deed Poll and Purchase Deed for the Foyer Central Social Impact Bond dated 23 December 2020 for information on structure and terms. The information contained herein should be considered as indicative only and does not purport to contain all the information that any recipient may desire. SVA does not provide financial advice and recipients should seek independent financial advice. Further, statements in this report are not intended to be tax advice and investors should consult a professional tax adviser, if necessary, for tax advice required in connection with completion of tax returns.

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Cover photo: Foyer Central participants with the Lord Mayor of Sydney, Clover Moore

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