

**Item 1: Introduction**

Uniplan Investment Counsel, Inc. (“UIC” or otherwise referred to as “we” or “us”) is an investment adviser registered with the Securities and Exchange Commission (SEC) that provides investment advisory services. Investment advisory services and brokerage services and fees differ, and it is important for you (the retail investor) to understand the differences. This document gives you a summary of the types of services we offer and how you pay for those services. Free and simple tools are available to research firms and finance professionals at [www.investor.gov/CRS](http://www.investor.gov/CRS), which also provides educational materials about broker-dealers, investment advisers and investing.

**Item 2: Relationship and Services***What Investment Services and Advice can you provide me?*

Among our investment advisory services to retail investors, we provide discretionary investment management services to broker-dealers and sponsors of wrap programs that you participate in. By discretionary, we mean that we buy and sell investments in your account without asking you in advance. Your contract with us gives us this authority.

Additionally, we may also be retained to create and maintain investment models, typically on a nondiscretionary, sub-advisory basis, for clients. These are also called unified managed accounts (“UMA”). We monitor and evaluate trades with the goal of receiving the best execution in your account. Clients may impose reasonable restrictions on investing in certain securities, types of securities, or industry sectors. Our minimum account size is generally \$1,000,000, except that the minimum account size is \$100,000 for wrap program accounts however, we may make exceptions to any of the foregoing or negotiate special fee arrangements where we deem it appropriate under the circumstances.

*For additional information on our limitations on investment offerings, information regarding our Bespoke services, and client referrals, please refer to our [Form ADV Part 2A Brochure](#).*

Our services, which can be customized upon request include the following strategies:

- **REIT** - Strategy focuses on US domestic REIT opportunities. REITs are companies that own, operate or finance income-producing real estate.
- **HITR** - Strategy strives to provide current income by focusing on dividend paying common stocks, REITs, global infrastructure, and preferred securities.
- **SMALL** - Strategy focuses on US domestic equities with initial market capitalization of approximately \$750M-\$4B.
- **MICRO** - Strategy focuses on US domestic equities with initial market capitalization of approximately \$100M-\$750M, it may include Small Cap and/or Nano Cap with market capitalization below \$100M.
- **FIXED INCOME** - Strategy focuses on US domestic fixed income with a credit and duration profile.
- **MANAGERS** - Strategy seeks to maximize alpha by investing in a group of stocks with high concentration.

**Questions to ask us:** *Given my financial situation, should I choose an investment advisory service? Why or why not? How will you choose investments to recommend to me? What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?*

**Item 3: Fees, Costs, Conflicts and Standard of Conduct***What fees and costs will I pay?*

You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please understand what fees and costs you are paying. We charge a fee for our services at a percentage rate calculated on the entire amount of your account with us. You will pay such fee either monthly or quarterly depending on your arrangement with your broker-dealer, custodian, or us. Generally, the greater the amount of your account, including cash, the more you will pay in fees. We thus have an incentive to encourage you to increase the amount of your account. Fee rates and minimum investment amounts are negotiable.

Our fees do not include and are separate from any brokerage commissions or other trading costs that your account may incur and fees/costs that another service provider charges (such as custodial, advisory and/or consulting fees). If your account is with a wrap sponsor, then our fees are “wrapped” in with the fees that the sponsor charges you.

*For additional information on our fees, including our percentage rates, please refer to Item 5 of our [Form ADV Part 2A Brochure](#).*



Below is a summary of our fees, the fee rate is based on the initial amount of your account, except Co-Advisory services.

Investment Amount	REIT	HITR	SMALL	MICRO	Fixed Income	Managers
Minimum Investment \$100,000	0.75%	0.75%	1.00%	1.00%	0.50%	1.00%
Above \$500,000	0.75%	0.50%	1.00%	1.00%	0.50%	1.00%
Above \$5,000,000	0.50%	0.50%	1.00%	1.00%	0.35%	1.00%
Bespoke Fees are 0.25% per annum (with a minimum fee of \$25,000 per annum)						
Co-Advisory Services (Next Economy Income) fees are tiered at \$500,000 to \$5,000,000 = 0.30%; \$5,000,000 to \$10,000,000 = 0.25%; Above \$10,000,000 = 0.20% - Calculated on market value at the end of each quarter.						
UMA program fees are generally negotiated in a range of 0.35% to 0.60%, depending upon pertinent factors.						

**Questions to ask us:** Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me

**What are your legal obligations to me when acting as my investment adviser and what conflicts of interest do you have?**  
When we act as your investment adviser, we have to act in your best interest and not put our interests ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the investment advice we provide to you. Here are some examples to help you understand what this means.

**Fees Increase with Account Size:** As stated above, the greater the amount in your account, the more you will pay in fees. This may provide an incentive for us to make smart investment decisions to grow the assets in your account and encourage you to increase the assets in your account.

**Soft Dollars:** Soft dollars are created when a broker-dealer provides investment-related research for use for our clients in exchange for executing transactions with them. We can use soft dollars to pay for services as opposed to making direct payments. We have an incentive to place your trade through broker-dealers that offer these soft dollar agreements.

**Code of Ethics:** We recommend or purchase, on your behalf, securities in which we or our employees also invest or otherwise have an interest. These situations can present a conflict of interest between us or our employees, and you. We have addressed this and other conflicts of interest by adopting a Code of Ethics. This Code of Ethics is centered on the principle that we have a duty to place your interests above our own.

For more information about our conflicts, please see Item 10 of our [Form ADV Part 2A Brochure](#).

**How do your financial professionals make money?**

Our financial professionals are compensated by a salary and can earn a bonus based on firm and employee performance criteria.

**Questions to ask us:** What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have? How might your conflicts of interest affect me, and how will you address them?

#### Item 4: Disciplinary History

**Do you or your financial professionals have a legal or disciplinary history?**

No. A free and simple search tool to research us and our financial professionals is available at <https://www.investor.gov>.

**Questions to ask us:** As a financial professional, do you have any disciplinary history? If so, for what type of conduct?

#### Item 5: Additional Information

For additional information about our investment advisory services, please see our [Form ADV Part 2A Brochure](#).

Who is my primary contact person?	Kris Jamison	360-210-7068	<a href="mailto:kjamison@uniplanic.com">kjamison@uniplanic.com</a>
Who can I talk to if I have concerns about how this person is treating me?	Mary Beth Jacobson	262-534-3000	<a href="mailto:mjacobson@uniplanic.com">mjacobson@uniplanic.com</a>



### Summary of Changes

Key updates were made to the following section(s) since our last filing dated February 15, 2024:

- **Item 2: Relationship and Services:** Updated client restrictions and account minimums. Added the Fixed Income Strategy as well as the Managers Strategy.
- **Item 3: Fees, Costs, Conflicts, and Standard of Conduct:** Added the fees for the Managers Strategy and the Co-Advisory arrangement. Fees for Discretionary investment Management Services to Investment Companies were removed since these services are no longer performed.

Minor updates throughout.