

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 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, 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.
- Please see our **ADV Part 2A Brochure** at <https://adviserinfo.sec.gov/firm/summary/154718> for limitations on investment offerings, information regarding our Bespoke services, and client referrals.
- Our services, which can be customized upon request include the following strategies:
 - **REIT** - This strategy focuses on US domestic REIT opportunities. REITs are companies that own, operate or finance income-producing real estate.
 - **HITR** - This strategy strives to provide current income by focusing on dividend paying common stocks, REITs, global infrastructure, and preferred securities.
 - **SMALL** - This strategy focuses on US domestic equities with market capitalization of approximately \$750M-\$4B.
 - **MICRO** - This strategy focuses on US domestic equities with market capitalization of approximately \$100M-\$750M, it may include Small Cap and/or Nano Cap with market capitalization below \$100M.

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 make sure you 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. 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).

FORM ADV PART 3 (FORM CRS) CLIENT RELATIONSHIP SUMMARY dated February 15, 2024

- 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 at https://adviserinfo.sec.gov/firm/summary/154718](https://adviserinfo.sec.gov/firm/summary/154718).

Below is a summary of our fee schedule, which is based on the initial amount of your account.

| <u>Investment Amount</u> | <u>REIT</u> | <u>HITR</u> | <u>SMALL</u> | <u>MICRO</u> | <u>Fixed Income</u> |
|---|-------------|-------------|--------------|--------------|---------------------|
| Minimum Investment \$100,000 | 0.75% | 0.75% | 1.00% | 1.00% | 0.50% |
| Above \$500,000 | 0.75% | 0.50% | 1.00% | 1.00% | 0.50% |
| Above \$5,000,000 | 0.50% | 0.50% | 1.00% | 1.00% | 0.35% |
| Discretionary Investment Management Services to Investment Companies are 1.00% per annum | | | | | |
| Bespoke Fees are 0.25% per annum (with a minimum fee of \$25,000 per annum) | | | | | |
| 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? How else does your firm make money and what conflicts of interest do you have?

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.

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.

Item 4: Disciplinary History

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

No, we do not have a history of any legal or disciplinary events.

Visit <https://www.investor.gov> for a free, simple search tool to research us and our financial professionals.

Item 5: Additional Information

For additional information about our services, please see <https://adviserinfo.sec.gov/firm/summary/154718>

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| Who is my primary contact person? | Kris Jamison | 360-210-7068 | kjamison@uniplanic.com |
| Who can I talk to if I have concerns about how this person is treating me? | Mary Beth Jacobson | 262-534-3000 | mjacobson@uniplanic.com |