



JANUARY 2018

EG ACQUIRES PARLIAMENTARY TRIANGLE ASSET FOR \$15.4 MILLION

15 January 2018 - (Sydney, Australia) EG, one of Australia's leading real estate fund managers, has acquired the first asset for the High Income Sustainable Office Trust (HISOT). The East Block asset is a strategically located heritage asset in the Parliamentary Triangle, Canberra.

EG will improve the energy efficiency of the building by leveraging technological advances and active asset management under the HISOT mandate. It will form a key part of the future revitalisation of the Canberra precinct.

"EG are pleased to see the compelling sustainable investment fund launch with a strongly placed asset that will benefit from the uplift in energy savings and active asset management strategy," says Aurelio di Napoli, Capital Transactions.

The property has a net lettable area of approximately 4,958sqm and has a long 8 year WALE following the completion of Lessor works. The current tenant is the National Archives of Australia.

EG's HISOT fund had its first close in 2016. The fund mandate is to target assets that will benefit from raising the NABERS rating. It is underpinned by a strong ethical and environmental commitment by the unit holders that will reduce the overall impact of a building while driving a significant increase in the asset value.

The Clean Energy Finance Corporation was a cornerstone equity investor in HISOT.

CEFC Investment Funds Lead Rory Lonergan said: "The CEFC is delighted to see our investment in HISOT contributing to energy efficiency improvements in this iconic precinct. This is another demonstration of the flexibility and suitability of clean energy across our built environment. It's absolutely vital that new buildings are built to the highest energy standards as we move to zero carbon emissions. It's equally important that we make these



improvements to existing buildings, extending their life as well as ensuring they benefit from latest technologies which reduce energy costs and lower their carbon footprint.

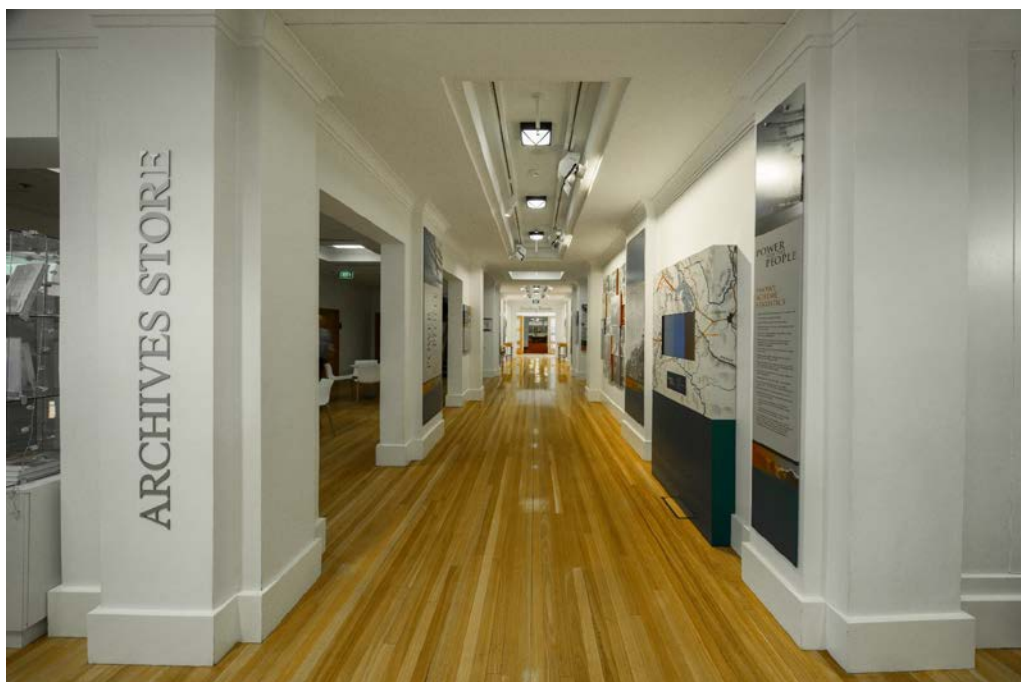
“Through our investment in the HISOT, the CEFC is keen to see the development and refurbishment of older buildings. Energy efficient buildings have lower operating costs and have the potential to provide higher net operating income with lower vacancy rates, providing clear benefits to building owners, investors and tenants.”

The vendor was Commonwealth of Australia and the deal was brokered by Tony Massaro and the PwC Real Estate Advisory Team in Sydney.

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EG is a leading real estate fund manager founded in 2000. We're a disciplined, entrepreneurial group of people with over AU\$2.4 billion in assets under management. Our team's ability to identify and realise opportunities has helped us achieve consistently high, risk-adjusted returns for our investors.

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