



EG SUCCESSFULLY CLOSES CORE PLUS FUND No. 1

25 June 2019 - (Sydney, Australia) EG, one of Australia's leading commercial real estate fund managers, draws the Core Plus Fund (CPF1) to a close with the successful sale of North West Plaza, Everton Park QLD.

EG's CPF1 was initiated in 2014 with a total gross acquisition asset value of \$231 million across 7 assets over a 3-year acquisition horizon. The Fund consisted of Sydney, Melbourne and Brisbane office, industrial and retail real estate assets which had the potential for uplift via strategic capital works and active asset management initiatives.

"We are incredibly happy with the performance of CPF1. The Fund has vindicated the investment strategy of identifying and acquiring assets which disproportionately benefit from repositioning while also ensuring strong underlying cash-flows on limited downside risk" Divisional Director, Daniel Farley said.

Assets within this portfolio also included office properties 92 Pitt Street Sydney, 277 William Street Melbourne and 223 Liverpool St, Darlinghurst. The Fund will deliver net returns to investors of well over 20% EIRR.

The final disposal for the Fund was Brisbane neighbourhood shopping centre, North West Plaza, which has transacted at \$42.5 million in June 2019.

The successor fund, EG's Australian Core Enhanced Fund (EG ACE) has completed its first close of \$500 million and is open for further investment for the next 12 months.

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A BETTER WAY TO BETTER RETURNS.

Much of our success as a Real Estate Investor comes from B.I.G. Thinking - our proven path to generating outstanding returns and lasting positive impact. It's built into everything we do.

Founded in 2000, EG is a disciplined, data driven investment manager and developer with over AU2.4billion in assets under management.

Our team's ability to identify and realise value others overlook, has helped us consistently outperform the market for our investors as well as positively impact the world we share.

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