



## **JUNE 2019**

### **EG ANNOUNCES LAUNCH OF NEW CORE ENHANCED FUND**

**5 June 2019** – (Sydney, Australia) EG, a leading Australian real estate fund manager, is pleased to announce the launch of a new core enhanced fund with equity committed from four investors providing the ability to invest over \$800 million.

EG Australian Core Enhanced Fund (ACE) is an open-ended, diversified fund targeting office, retail and industrial in Australia. The portfolio will be designed to outperform the market, targeting returns of 200bps over the core benchmark.

“Investors are increasingly interested in the superior risk adjusted returns that can be realised from assets which can be re-positioned to core, while ensuring the additional risks are managed by a proven management team” said Head of Australian Core Enhanced Fund Daniel Farley. “EG is looking forward to many more successes for our investors with the launch of ACE.”

EG will utilise its’ proprietary data engine and risk management platform, PRISMS® when assembling the portfolio. Each asset is assessed on an individual basis to determine the optimal asset management strategy to maximise returns and/or transition non-core properties to core assets.

EG brings a proven track record to the project, achieving IRR well in excess of 21.4% p.a. for a similar, prior fund. This included the most recent disposals of 277 William Street, Melbourne at 44% equity IRR in July 2018 and the Veolia Waste Transfer Facility in Matraville, Sydney at 39% equity IRR in December 2017.

ACE will be opened to further investment for the next 12 months, targeting up to an additional \$500m

EG has begun reviewing assets and will be considering the first acquisitions in the coming months.

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## **FINDING 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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