



9 AUGUST 2021

EG STRENGTHENS INDUSTRIAL PORTFOLIO WITH \$33 MILLION ACQUISITION FOR ACE FUND

9 August 2021 – (Sydney, Australia) EG, a leading Australian real estate fund manager, is pleased to announce the acquisition of an industrial estate at 81-87 Beauchamp Road, Matraville, NSW for \$33 million for their Australian Core Enhanced Fund (EG ACE).

The property is located just 9km southeast of the Sydney CBD and is well-connected to Port Botany, Sydney Airport and major transport infrastructure. With a gross lettable area of 6,319sqm, the asset is fully leased to Home Timber and Hardware (who are ultimately owned by Metcash Limited ASX:MTS), for approximately the next three years.

“The rise in e-commerce, combined with the demand for businesses to be situated near major ports and intermodal infrastructure, positions Matraville as a highly desirable industrial location for a variety of occupiers”, said EG’s Senior Manager – Capital Transactions, Pishoy Gobran.

Secured via an off-market approach through Trent Gallagher of Colliers International, the property is the tenth asset acquired for the EG ACE Fund, following the [recent acquisition of a turnkey industrial facility](#) at 28 Flint Street, Richlands QLD.

[EG ACE](#) is an open-ended, diversified fund that seeks to reposition assets to core, targeting office, retail and industrial real estate in Australia. The Fund has additional undrawn investable capital of over \$450 million.

EG is currently considering additional properties for acquisition in the fast-growing EG ACE portfolio. Supporting their investment decision-making, EG



MEDIA RELEASE

uses data analytics together with their own proprietary risk management platform, PRISMS®, to deliver superior, risk-adjusted returns.

Founded in 2000, EG has \$4.3 billion under management on behalf of super funds and private wealth clients to generate outstanding returns with lasting social impact. With \$3.9 billion in development pipeline, and 16.7% per annum in realised IRR for institutional funds, EG is committed to finding a better path to better returns.

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Pictured above: 81-87 Beauchamp Road, Matraville NSW

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A BETTER PATH TO BETTER RETURNS.

EG is a disciplined, data driven investment manager and developer with over \$4.3 billion in assets under management.

We are committed to investing in property technology, keeping super funds and private wealth clients ahead in both rising and falling markets.

Our success is underpinned by B.I.G Thinking®. We uncover what's truly best for both communities and investors.

We build in good, so you can build in growth.

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