



EG lodges application to deliver more diverse housing in Fortitude Valley

27 NOVEMBER 2023 – EG submitted an application for the revitalisation of 801 Ann Street in Fortitude Valley. The proposed development will deliver diverse contemporary mixed-use housing and thoughtfully designed shared community spaces.

The proposed two towers will consist of Build-to-Rent apartments and residential homes for owners. The addition is designed to rejuvenate the precinct by introducing residential dwellings that cater to the thriving neighbourhood of retail, restaurants and commercial businesses.

Grant Flannigan, Development Director of EG Funds, said, “At EG, we are committed to putting forth meticulously designed buildings and urban spaces that are crafted to meet the community’s varying needs. We are confident that our proposed plans address the pressing demand for diverse housing and seamlessly accommodate the emerging activity within Fortitude Valley. It’s a holistic approach to development that reflects our commitment to both quality living and sustainable urban growth.”

“Our team is excited to propose a plan that maintains our commitment to high-quality, liveability, connectivity and thriving communities within a precinct in close proximity to the Brisbane CBD.”

The Rothelowman-designed proposal boasts innovatively designed apartments that will offer both rental and homeownership options whilst including features that will bring genuine benefits to the community. The comprehensive plans will include open spaces for public use, significant greening through deep soil planting, retail stores, recreational amenities, and shared community spaces that span across three levels to enhance the overall community experience.

Sarah Mathews, CEO of the Little BIG Foundation, is particularly proud that the Little BIG House has been incorporated into the development, “We’ve successfully established the Little BIG Foundation to foster connections between residents and neighbourhoods, and we are thrilled to be expanding to make positive social contributions in Fortitude Valley. The team is



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committed to demonstrating our strong desire to build inclusive living through engaged communities that are happier, healthier and kinder.”

Founded in 2000, EG manages \$5.1 billion in real estate on behalf of institutional investors and wholesale 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.

EG utilises its proprietary risk management software, PRISMS®, to identify the opportunities, consider the risk and match the deal to the investor profile.

EG’s disciplined, data-driven approach to risk management enables the safeguarding of investor funds whilst maximising returns.

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A BETTER PATH TO BETTER RETURNS.

EG is a disciplined, data driven investment manager and developer with over \$5.1 billion in assets under management.

We are committed to investing in property technology, keeping institutional investors and wholesale 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.

For further information please contact:

Sharon Chang
+61 02 9220 7084
+61 414 826 881
schang@eg.com.au

