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EG Enters Healthcare Real Estate with Strategic Gold Coast Acquisitions

4 March 2025 – (Sydney, Australia) EG Funds has made its first move into the healthcare real estate sector with the acquisition of two high-quality medical centres in the Gold Coast region—Parkwood and Highland Park Medical Centres—for a combined purchase price of \$12.8 million.

The acquisition is underpinned by strong investment fundamentals designed to target strong income and capital growth for our investors.

Located in key growth corridors, these properties provide essential primary healthcare services, serving as a frontline solution to alleviate pressure on Australia’s increasingly stretched hospital system. Leased to IPN, Australia’s largest operator of GP clinics and a division of ASX-listed Sonic Healthcare, By supporting preventative and community-based care, these facilities play a vital role in reducing hospital admissions and improving patient outcomes.

A Data-Driven Approach to Healthcare Investment

EG’s disciplined investment approach incorporates rigorous data analysis in site selection, ensuring acquisitions are strategically positioned to benefit from long-term demand. The Gold Coast assets were acquired off-market through a targeted investment framework that integrates demographic trends, health data, and supply dynamics. This approach optimises patient access while securing long-term viability for operators.

“Our strategy is built on partnering with high-quality healthcare operators to provide best-in-class real estate solutions,” said Shay Ramalingam, Director – Healthcare at EG. “By leveraging data-driven site selection and deep market analysis, we can secure locations that align with patient needs and operator success, creating sustainable healthcare infrastructure for the future.”

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Investing in Essential Infrastructure with a Long-Term Vision

Beyond acquisition, EG's underwriting process evaluates multiple factors to strengthen asset resilience, including rent coverage ratios, operator performance, alternative use potential, and future capital investment requirements. This holistic approach ensures that assets remain adaptable, delivering both long-term investor value and critical community healthcare services.

As EG expands its footprint in the healthcare real estate sector, the focus remains on acquiring high-quality healthcare assets in strategic locations, tenanted by trusted operators. These properties play a vital role in supporting community healthcare infrastructure, with a strong emphasis on preventative care.

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Highlands Health Centre



Parkwood Family Practice



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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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