

**NOVEMBER 2019**  
EG ACQUIRES BELROSE PROPERTY FOR \$18.09M

**20 November 2019** – (Sydney, Australia) EG, a leading Australian real estate fund manager, is pleased to announce the recent acquisition of 22 Narabang Way, Belrose for 18.09 million.

The modern high clearance industrial facility comprises approximately 4,806sqm GLA and is fully leased to six tenants who have a history of long occupation. Located in the tightly held Northern Beaches Industrial market property has been acquired to establish a new syndicate for wholesale investors.

“This acquisition offers EG’s client’s ownership in a new wholesale investment vehicle providing initial distributions in excess of 7.25%, with potential for capital growth from a high-quality industrial investment located in the heavily land constrained Northern Beaches industrial market” said Sean Fleming, Associate Director, Capital Transactions.

The property was acquired on a net passing yield of 5.72%.

The property signifies the launch of the Belrose Investment Trust, a bespoke opportunity for wholesale investors.

The transaction was brokered off-market by Vincent West from Upstate Commercial.

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## **A BETTER PATH TO BETTER RETURNS.**

EG is a disciplined, data driven investment manager and developer with over \$3.8 billion in assets under management.

We are committed to investing in property technology, keeping Australian super funds and institutional investors ahead in both rising and falling markets.

Our success is underpinned by B.I.G Thinking®. It's our unfair advantage. 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:**

**Sarah Mathews**

**+61 02 9220 7022**

**+61 427 979 177**

**[smathews@eg.com.au](mailto:smathews@eg.com.au)**

