

3 FEBRUARY 2025

EG DELIVERS STRONG INVESTOR RETURNS WITH STRATEGIC SALES OF INGLEBURN AND MATRAVILLE PROPERTIES

3 February 2025 – (Sydney, Australia) EG Funds is pleased to announce the sale of two industrial properties from the Australian Core Enhanced (ACE) Fund —5 Williamson Road, Ingleburn, and 81-87 Beauchamp Road, Matraville — for a combined total of \$101.1 million, realising a combined 41% uplift in value since acquisition in 2020 and 2021 respectively. These results demonstrate EG’s disciplined asset management strategy and ability to unlock significant value for investors.

The properties were strategically acquired to capitalise on their untapped potential. At Ingleburn, EG recognised an under-rented asset with multiple buildings, offering flexibility for future occupation and the opportunity to curate a diversified tenant mix. This approach positioned the property for rental growth and long-term resilience in the highly sought-after South West Sydney industrial market.

Similarly, the Matraville asset was underpinned by a high percentage of underlying land value and significant rental reversion potential. Located in the tightly held South Sydney industrial precinct, the property’s versatility allowed for leasing as a single offering or to multiple tenants, creating a stable and diverse income stream.

The sales reflect strong buyer interest. These results reinforce the demand for high-quality industrial assets in strategic locations.

EG partnered with leading agents from Colliers—Gavin Bishop, Sean Thomson, Michael Crombie, Trent Gallagher, and Angus Urquhart—and JLL—Ben Hegerty, Joel Scully, and Jack Kelliher—to successfully market the properties and achieve outstanding outcomes.

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“These transactions highlight the strength of our strategy to acquire under-perented assets with clear pathways for value creation,” said Samuel Robbie, Fund Manager of the ACE Fund. “Both properties exemplify how our active management approach delivers exceptional results for our investors.”

Sean Fleming, Head of Capital Transactions at EG, added: “By identifying underperforming assets and leveraging their potential, we’ve demonstrated the success of our disciplined investment strategy. These sales are a testament to our ability to generate strong returns in a competitive market.”

EG remains committed to creating sustainable value for investors through innovative strategies and a disciplined approach to asset management.

About ACE

The ACE Fund, is an open-ended, diversified, long-hold fund. Following the divestments, the ACE portfolio comprises 11 well-located, high-quality assets with a total value of ~\$1.0 billion.

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MEDIA RELEASE

Matraville



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Ingleburn

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A BETTER PATH TO BETTER RETURNS.

EG is one of Australia's largest independent real estate investment platforms.

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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