

Capital Transactions Case Study

130 Pitt Street, Sydney
Divestment February 2018



The opportunity

- B Grade building built in 1987 and purchased in Dec 2007
- No NABERS energy rating and high historic tenancy turnover and vacancy
- Strategy to substantially upgrade NABERS rating and secure long term tenants

Outcomes

- Significant upgrades to plant and equipment, including:
 - Replacement of building chillers
 - Upgrade to Building Management Control System
 - Electrical sub metering to floors allowing smaller suites to diversify tenancy mix.
- Resulting NABERS of 4.5 stars
- Secured long term tenants
- Sold in Feb 2018 at material premium to book value, exceeding the owners target returns