



PRESS RELEASE

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ACCESS NEGOTIATES PRIME SUPER TO PROVIDE MEZZANINE FACILITY

Access Capital Advisers (**Access**) announced it has successfully negotiated, on behalf of Prime Super, the provision of a A\$25.5 million mezzanine finance facility secured against 8 Central Avenue, Eveleigh, Sydney.

"Prime Super is pleased to have the opportunity to provide this mezzanine finance facility. It is another quality asset that will assist in delivering strong long term returns to members and is a great addition to the Prime portfolio", said Lachlan Baird, Chief Executive of Prime Super.

"Access continues to see a broad range of debt investment opportunities and we expect Australian superannuation funds to, over time, increase their interest in providing financing capital for the Australian property sector", said Kui Ng, Partner at Access.

8 Central Avenue is a 38,000sqm commercial office building located in the Australian Technology Park precinct and has a solid tenancy schedule with an average remaining lease term over the building of approximately 14 years. 8 Central Avenue's tenancy schedule includes the production studios of Channel Seven and Global TV, along with Pacific Magazines and a number of governmental tenancies such as the Department of Education and the Cancer Institute.

This transaction was facilitated by Pepper Commercial, a provider of alternative commercial real estate funding solutions in Australia and New Zealand.

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About Access Capital Advisers

Access Capital Advisers is a specialist alternatives asset adviser and manager, providing a range of investment management services for alternatives asset portfolios held by institutional investors in Australia and the Pacific.

Access employs over 50 investment professionals across offices in Australia, London and New York with over A\$10 billion in assets under advice.