



 Holiday Inn
Express

 **PRO-INVEST**
GROUP

Pro-invest Australian Hospitality Opportunity
Q4 2021 Quarterly Newsletter

Holiday Inn Express Melbourne Little Collins, Exterior

Dear Investors and Friends,

It is with pleasure that Pro-invest Asia Pacific (APAC) presents you with our Pro-invest Australian Hospitality Quarterly Newsletter for the fourth quarter of 2021.

Australia and New Zealand achieved widespread vaccination coverage, with over 90% of the eligible population being fully vaccinated. With this, COVID-19 related restrictions eased, and interstate borders are gradually opening-up. Q4 2021 started with domestic travel restrictions, but eased over the quarter as vaccination rates picked-up.

In Q4 2021, Australia started to establish travel bubbles with Singapore, Japan, and South Korea. Further, fully vaccinated foreign skilled workers, overseas students, and other eligible visa holders could enter Australia without undergoing quarantine from December 2021. At the time of writing this newsletter, Australia's international borders has opened up on 21st February 2022 to all eligible fully vaccinated visa holders. This is not yet factored in this quarterly newsletter and will be included in the next quarterly newsletter. In New Zealand, international borders are expected to mostly open in H2 2022, starting with Australia in mid-2022.

Both Australia and New Zealand saw 2021 hotel transaction volumes surpassing 2019 levels due to strong investor interests. As per industry experts opinions, investors remain optimistic on the recovery of AU & NZ hotels market even though 2021 saw lockdowns and winding back of most fiscal support.

Due to current market conditions, there lies the opportunity to capitalise on distressed hotel assets which position as long-term investment prospects well poised for strong returns.

Over the next 6-12 months, further opportunities are set to arise, which Pro-invest APAC is well positioned to leverage through our active asset management approach and unique vertically integrated platform creating significant value generation opportunity for our investors.

With a team comprised of industry veterans and specialists and unique operating structure allowing for full control of the entire value chain, coupled with Pro-invest APAC's well-formed network, track-record and access to unique off-market opportunities, Pro-invest APAC is positively

positioned to overcome and even leverage off the hurdles presented by COVID-19. To date, Pro-invest APAC boasts several funds, managed accounts and co-investments, resulting in c. A\$2 billion worth of assets under management.

Pro-invest APAC is also excited to open the five-star luxury Kimpton Margot Sydney hotel located in Sydney CBD on 14 February 2022. The hotel was rebranded and extensively refurbished, featuring 172 rooms, a rooftop swimming pool, restaurants, and conference. As one of the best examples of Art Deco architecture in Australia, the Kimpton brand breathes new life into the heritage-listed hotel, offering guests a treasure-trove of history, art, pop-up events and even an underground cellar.

In terms of ESG, 2021 marked a momentous year characterised by several milestones. This included Pro-invest APAC participating in the annualGRESB Real Estate Assessment, marking its fifth year of membership, achieving strong y-o-y results and positioning highly in its Standing Investments and Developments. Further, Holiday Inn Express (HIE) Newcastle hotel was awarded the first carbon neutral certification in Australia under the NABERS Climate Active pathway – a tangible example of Pro-invest APAC's ESG dedication and leadership, while also being awarded Highly Commended for the Environmental Program Award by HM Awards 2021.

Meanwhile, further prospects are being assessed throughout the region which include exploring value-add hotel opportunities created by COVID-19 for the redevelopment, refurbishment or repositioning of these assets for increased returns.

We wish you all health and safety. As always, welcome your comments and feedback.

With kind regards,

Ronald Stephen Barrott FRICS,
CEO Pro-invest Group

On behalf of Pro-invest Group

For more information about Pro-invest Group and the Pro-invest Australian Hospitality Opportunity, please visit:

www.proinvestgroup.com

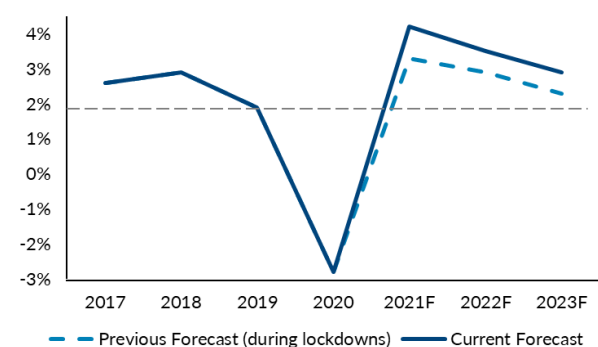
Q4 2021 ANZ Market Update

Australian Economy

The Australian economy continues to perform strongly, as YTD September 2021 Gross Domestic Product (GDP) surpasses 2019 levels.¹ The lockdowns across most of the country in H2 2021 had some impact on the overall economic recovery, with Q3 2021 GDP falling by 1.9% quarter-on-quarter (QoQ), but was better than market expectations. The economy is forecasted to rebound in Q4 2021 as Sydney, Melbourne, and Canberra exited lockdowns and eased restrictions over Q4 2021.² As can be seen in Figure 1, market expectations for Australia’s economic growth forecast has improved from previous versions.³

The unemployment rate improved to 4.2% in December 2021, the lowest in 13 years, underpinned by economic strength and fiscal stimulus.⁴ Major Australian banks now forecast official interest rates rate to start rising between late 2022 and early 2023, underscored by a stronger labour market, though the RBA has maintained their view of interest rate hikes not to commence over 2022.⁵

Figure 1: Australia GDP Growth Forecast (YoY) - During Lockdowns vs Post Lockdowns



Source: NAB Australian Markets Weekly, 01.2022, NAB Australian Markets Weekly, 10.2021, RBA Chart Pack, 01.2022

New Zealand Economy

Seasonally adjusted GDP in Q3 2021 exceeded market expectations despite falling 3.7% QoQ due to the lockdowns and travel restrictions.⁶ However, as

¹ ABS, National Income Expenditure and Product, 12.2021.

² JLL, GDP Data Release 3Q21, 12.2021.

³ NAB Australian Markets Weekly, 01.2022, NAB Australian Markets Weekly, 10.2021.

⁴ ABS, Labour Force, 12.2021, The Guardian, 01.2022.

⁵ Sydney Morning Herald, 01.2022.

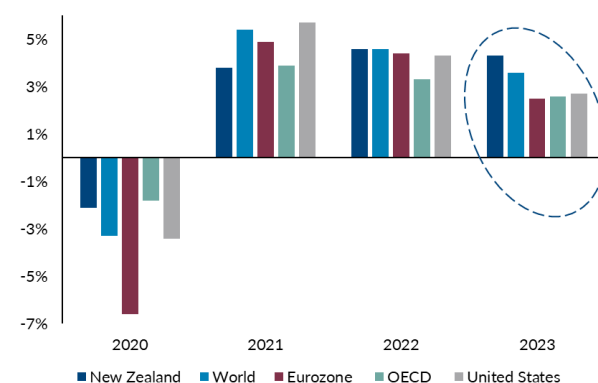
⁶ Stats NZ, GDP, 12.2021.

restrictions eased across the country in Q4 2021, economic activity is expected to pick up, with NZ GDP expected to be in-line or better than other global countries or regions (see Figure 2).⁷

The resilient labour market continued strength in building construction, and the recent COVID-19 Protection Framework will underpin the economic rebound in New Zealand.⁸ Under the COVID-19 Protection Framework, future widespread lockdowns will not be implemented, instead replaced with varying social distancing rules.⁹ Although the recent emergence of the Omicron variant may affect the pace of economic recovery in Q1 2022, the long term growth fundamentals remain strong.

“The gradual reopening of borders should see the New Zealand economy on a sustainable growth path, even though the Omicron variant poses uncertainty.” - UOB, Quarterly Global Outlook 1Q 2022, December 2021

Figure 2: New Zealand GDP Growth Forecast (YoY) - Comparisons with the Rest of the World



Source: Westpac Market Outlook December 2021 & January 2022, 12.2021.

AU & NZ COVID-19 Vaccination Rollout

Australia has achieved widespread double dose vaccination rate by the end of 2021, over 90% of the eligible population being fully vaccinated in nearly all states and territories as of 19 January 2022.¹⁰ The vaccine rollout was also recently extended to children, as students return to schools early 2022.¹¹

⁷ The Treasury, Weekly Economic Update, 12.2021, Westpac Market Outlook December 2021 & January 2022, 12.2021.

⁸ The Treasury, Half year Economic and Fiscal Update, 12.2021.

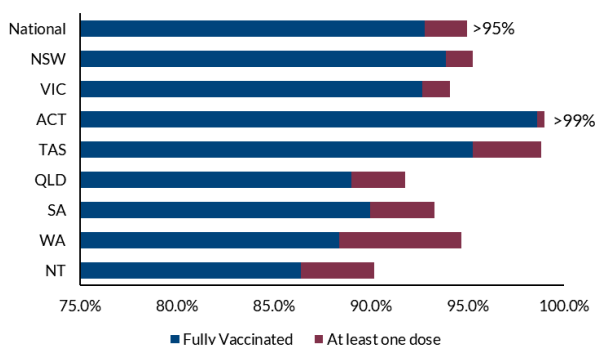
⁹ Ministry of Health NZ, COVID-19 Vaccinations, 11.2021.

¹⁰ Australian Government Department of Health, 01.2022.

¹¹ Australia Budget 2021-2022, Mid-year Economic and Fiscal Outlook 2021-2022, 12.2021.

COVID-19 vaccine boosters are also being administered to help control the Omicron variant, as over 28% of people aged 18 years and above have received the booster shot as of 19 January 2022.¹² Recent purchase agreements increased Australia’s total supply of COVID-19 vaccine doses to over 280m, ensuring adequate booster vaccines well into the future.¹³ Further, monetary support to health sectors includes extending the “National Partnership on COVID-19 Response” to 30 June 2022, by providing additional \$752m funding for public health care services.¹⁴

Figure 3: Australian States and Territories Vaccination Rates of People over the Age of 16 (as of 19 January 2022)



Source: Australian Government Department of Health, 01.2022.

In New Zealand, over 93% of its eligible population are fully vaccinated as of 19 January 2022, with c.20% having received a booster shot.¹⁵ Children aged over 5 years also recently started receiving the COVID-19 vaccine.¹⁶ With the successful vaccination rollout, COVID-19 restrictions eased in Q4 2021, and Auckland ended its lockdown in December 2021.¹⁷

“Vaccination is one of several measures to protect Aotearoa New Zealand against new variants of COVID-19.” - Director-General of Health Dr Ashley Bloomfield - Unite Against COVID-19 Update, January 2022

Australia - New Zealand Tourism Update

International Travel Update

Australia started to gradually reopen its international borders in Q4 2021, establishing new travel bubbles with Singapore, Japan, and South Korea, allowing quarantine-free travel for eligible travellers.¹⁸ Fully vaccinated foreign skilled workers, overseas students, and other eligible visa holders can also enter Australia from December 2021.¹⁹

Although the Omicron variant saw Singapore, Japan, and South Korea imposing some travel restrictions with Australia in December 2021, these have recently started to ease in Q1 2022.²⁰ Advanced economies commenced rolling COVID-19 vaccine boosters, Singapore and South Korea recording over 52% and 46% vaccine booster coverage respectively as of 17 January 2022.²¹ This will help minimise the the health impacts of the Omicron and future variants, as international tourism markets recover.²²

Recovery of the tourism industry will be underpinned by lifting travel restrictions, economic activity rebound, and the financial health of transport, tourism infrastructure, and other service providers.²³ International tourism is forecasted to improve in 2022, and nearly reach 2019 levels by 2023/24.²⁴

Similarly, in New Zealand, international travel is expected to recover at a gradual pace. The recent Tourism Recovery Plan aims to reopen international borders with Australia in mid-2022, and globally over second half of 2022.²⁵ New Zealand government is expected to give more clarity in Q1 2022 over international border openings.

¹² Australian Government Department of Health, 01.2022.

¹³ Australia Budget 2021-2022, Mid-year Economic and Fiscal Outlook 2021-2022, 12.2021.

¹⁴ Australia Budget 2021-2022, Mid-year Economic and Fiscal Outlook 2021-2022, 12.2021.

¹⁵ Ministry of Health, 01.2022.

¹⁶ Unite Against COVID-19, NZ Government, 01.2022.

¹⁷ Ministry of Health NZ, COVID-19 Vaccinations, 11.2021.

¹⁸ Australian Government Department of Home Affairs, 01.2022.

¹⁹ Department of Home Affairs, 11.2021.

²⁰ Australian Government Department of Home Affairs, 01.2022.

²¹ Our World in Data, COVID-19 Vaccinations, 01.2022.

²² CNBD, News Article, 12.2021.

²³ Deloitte, TAA NSW & AA: Tourism and Hotel Market Outlook, 11.2021.

²⁴ Deloitte, Tourism and Hotel Market Outlook, Edition 2, 12.2021.

²⁵ Tourism Export Council of New Zealand, Forecast International Arrivals, 11.2021, 7 News, 01.2022.

Pro-invest Australian Hospitality Funds

Overview

In early 2000, Pro-invest's CEO, Ronald Barrott brought one of the largest and most renowned hotel brands, Holiday Inn Express® (HIE), to the European market. At the time, he developed a portfolio of HIE hotels across the UK, which he grew to become one of the largest franchised hotel portfolios outside of the US. ***Over a period of 6 years, 15 HIE assets were developed and the portfolio was exited as a trade sale achieving an IRR in excess of 30%.***

In 2013, given his successful relationship with InterContinental Hotels Group (IHG) and a substantial market opportunity, Ronald launched the Pro-invest Australian Hospitality Fund I (Fund I) to develop, own and operate a new portfolio of HIE hotels across Australia and New Zealand (ANZ). Fund I has laid the foundations for the HIE brand's expansion in the market, in which c. 50 prime target areas have been identified. Fund I is a widely held Managed Investment Scheme, allowing for a final withholding tax rate of 15%. Its portfolio now counts 8 hotels and c. 2,000 rooms, being rolled out under a Master Development Agreement with IHG.

By 2017, Pro-invest APAC launched the Pro-invest Australian Hospitality Fund II (Fund II), which successfully completed equity raising in 2020. Fund II continues Pro-invest APAC's strong track record of rolling out its Select Service and Lifestyle hotels throughout the Australasian market.

Following the successful capital raise of Fund II, Pro-invest APAC is currently managing more than \$2 billion in real estate assets, including commercial assets as well as hotels operating under globally renowned brands such as Holiday Inn Express, Hotel Indigo, Kimpton and voco™.

Pro-invest APAC-Pacific Hospitality Opportunity Fund III (Fund III)

Pro-invest APAC is pleased to announce having launched its third hotel fund, the Pro-invest APAC-Pacific Hospitality Opportunity Fund III (Fund III).

In December 2021, Fund III approved and successfully exchanged contracts to purchase its first

asset, which is a brand new constructed hotel in Canberra, Australia (capital of Australia). The hotel will be fitted out with FF&E and rebranded with a global brand. The property is close to major government and long stay demand drivers, which are expected to underpin the hotel rooms demand. The asset is expected to settle in Q1 2022 and is expected to open for trading in Q2 2022.

Pro-invest APAC is actively looking at other opportunities which are in the pipeline for Fund III. Unprecedented market conditions created by COVID-19 have established an opportunity to make value-add investments into standing and income producing assets primarily in luxury, upper-upscale and upscale full-service hotels in Australia & New Zealand, as well as other secure markets in Asia.

Fund III is structured to capitalise on the current opportunity, presenting a platform that allows investors to participate in travel recovery. Pro-invest APAC is targeting to raise AUD\$500 million from institutional investors, sovereign wealth funds and established family offices.



Kimpton Margot Sydney, Interior, © 2022 Pro-invest Asia

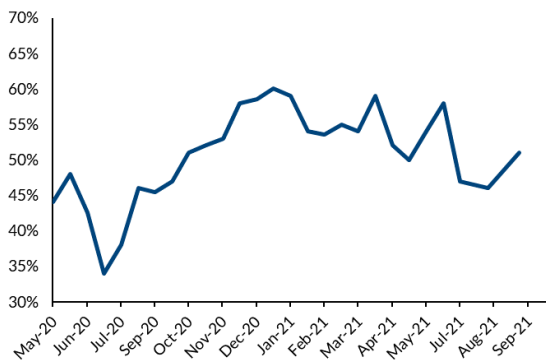
Tailwinds for New Zealand’s international tourism market over the coming short to medium term include pent-up travel demand, and New Zealand’s reputation as a safe travel destination. A “new normal” for travel is expected to return by 2024, with the number of international tourists reaching pre-pandemic levels by 2024/25.²⁶

Domestic Tourism

Australia’s domestic tourism in H1 2021 was strong, as interstate borders remained generally open, low COVID-19 case numbers, and pent-up travel demand. Q3 2021 overnight spending and trips for domestic travel was affected due to the Delta strain outbreak & restrictions, but would improve from Q4 2021 as travel restrictions ease.²⁷ By January 2022, interstate borders are nearly fully open with the exception of Western Australia.²⁸

As such, domestic tourism in Australia is forecasted to rebound over 2022 and expected to be close or surpass the pre-pandemic peak by 2023-24.²⁹ “Holiday and visiting friends and family” segment is likely to lead the tourism recovery.³⁰ Meanwhile, corporate travel is forecasted to start returning in Q1 2022.³¹

Figure 4: Australia Domestic Flight Capacity Relative to 2019

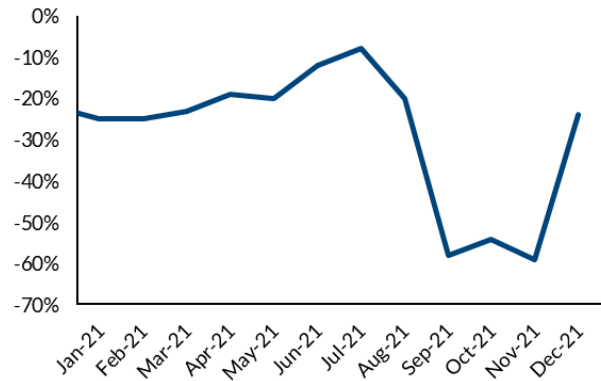


Source: OAG, Webinar Presentation, 12.2021

In New Zealand, scheduled domestic flight capacity saw a sharp improvement as Auckland ended its lockdowns in December 2021 and COVID-19 restrictions eased across the country over Q4 2021.³² In January 2022, New Zealand increased

COVID-19 related restrictions though domestic travel is still allowed, but with mandatory face masks and reduced gathering sizes.³³

Figure 5: New Zealand Domestic Flight Capacity Relative to 2019



Source: OAG, Webinar Presentation, 12.2021.

Australian & New Zealand Tourism Market & Campaigns

Tourism Australia participated in various international trade shows and events over Q4 2021. This included a trade and food event in Japan, face-to-face business event in Mumbai, and a 4-days luxury trade show in France, where Tourism Australia promoted premium Australian travel offerings to buyers across, Europe, UK, and USA.³⁴

In December 2021, the Centre for Aviation hosted the CAPA Australia Pacific Aviation Summit 2021 in Sydney, bringing thought-leaders in the aviation and travel industry to share insights and perspectives on the global travel recovery.³⁵ Over 300 aviation and corporate travel executives from airlines, airports and suppliers attended the event.

Key upcoming events for Australia include the Australian Tourism Exchange, which will be held in May 2022. This is Australia’s largest trade event, providing tourism operators across the country to connect with over 1,700 onshore and offshore travel wholesales and agents.³⁶ Further, the AIME 2022 is

²⁶ Tourism Industry Aotearoa, Tourism Summit, 11.2021.

²⁷ Tourism Research Australia, 01.2022.

²⁸ Various state and territory government websites, 01.2022.

²⁹ Tourism Research Australia, Domestic Tourism Forecasts, 12.2021.

³⁰ Deloitte Tourism and Hotel Market Outlook, 2nd Edition, 12.2021.

³¹ Colliers, Australian Accommodation Supply Update, 11.2021.

³² OAG, Webinar Presentation, 12.2021.

³³ The Guardian, News Article, 01.2022.

³⁴ Tourism Australia Newsletter, 12.2021.

³⁵ Tourism Australia Newsletter, 12.2021, CAPA events page, 12.2021.

³⁶ Minister for Trade, Tourism and Investment, New Opportunities for Tourism Businesses in 2022, 12.2021.

an annual 3-days trade show to be held in March 2022, expected to attract over 300 exhibitors.³⁷

In November 2021, New Zealand hosted the Tourism Industry Aotearoa 2021, the country's largest national annual event.³⁸ Key upcoming events in Q1 2022 include the Engagement Hui, consisting of multiple one-day events held across New Zealand with the aim of discussing strategy and activity in the tourism industry.³⁹

ANZ Hotel Market Performance

Australia

The Delta stain outbreak weighed on Q4 2021 hotel trading performance, though did see some improvement towards the end of year as travel restrictions progressively eased. Australian hotels occupancy increased from 38% in October 2021 to 53% by December 2021.⁴⁰

Figure 6: Australian Hotel KPI YTD Dec 2021

Market	Occ (%)	ADR (A\$)	RevPAR Change (vs YTD Dec 2020)	RevPAR Change (vs YTD Dec 2019)
Australia	47%	185	20%	-36%
Adelaide	58%	155	32%	-28%
Brisbane	50%	166	32%	-27%
Melbourne	37%	156	-9%	-62%
Sydney	38%	191	-3%	-60%

Source: STR, ANZ Performance Update, 01.2022

In terms of new supply, rooms additions are expected to peak in 2022 before tapering off, as demand catches up supply in post-COVID-19 recovery.⁴¹ Melbourne CBD faces the most supply in 2022, about 10% of existing stock to be added in 2022.⁴² Meanwhile, Brisbane, Adelaide, and Sydney CBD are forecasted to add 6%, 5%, and 6% of existing stock in 2022 respectively.⁴³ The 2032

Olympics may see increased development activity in Brisbane.

New Zealand

Like Australia, the Delta variant resulted in the closure of domestic and international borders for most of Q4 2021 in New Zealand. Hotel occupancy in New Zealand were low in Q4 2021 due to lockdowns with the quarter occupancy around c. 39%, and ADR around c. \$184.⁴⁴

Domestic tourism is expected to assist hotel recovery in 2022 particularly for Queenstown. Meanwhile, the Managed and Isolation Quarantine facilities continue to occupy significant rooms supply in Auckland though these would come back to regular trading market as international borders open-up.⁴⁵

Figure 7: New Zealand Hotel KPI YTD Dec 2021

Market	Occ (%)	ADR (NZ\$)	RevPAR Change (vs YTD Dec 2020)	RevPAR Change (vs YTD Dec 2019)
New Zealand	50%	185	-4%	-38%
Auckland	55%	204	-0.4%	-30%
Queenstown	35%	175	-36%	-69%

Source: STR, ANZ Performance Update, 01.2022

Hotel Investment Market

2021 hotel transaction values in Australia surpassed 2019 levels, with 2022 investment activity forecasted to maintain at similar levels with 2021, at c. A\$2bn.⁴⁶ Key sales in Q4 2021 include Rydges Bankstown in Sydney (A\$28m), Adina Martin Place (A\$25.6m), and Sofitel Wentworth Sydney (A\$315m).⁴⁷ The Sofitel Wentworth transaction is Australia's largest single-hotel sale since 2015.⁴⁸

Similarly in New Zealand, 2021 hotel transaction values reached record highs, c.NZ\$400m, 33% higher than previous peaks in 2010 and 2015.⁴⁹ Key sales in Q4 2021 included the Rydges Wellington Hotel for NZ\$100m.⁵⁰

³⁷ AIME, 01.2022.

³⁸ Tourism New Zealand, 10.2021, Hotel Management, 12.2021.

³⁹ Tourism New Zealand, 01.2022.

⁴⁰ STR, ANZ Performance Update, 01.2022.

⁴¹ Colliers, Australian Accommodation Supply Update, 11.2021.

⁴² Colliers, Australian Accommodation Supply Update, 11.2021.

⁴³ Colliers, Australian Accommodation Supply Update, 11.2021.

⁴⁴ STR, ANZ Performance Update, 01.2022.

⁴⁵ CBRE New Zealand Hotel Market Outlook, 11.2021.

⁴⁶ Colliers, Hotel Report 2021 Mid Year Wrap Up, 07.2021, Pro-invest Research, 12.2021, JLL Hotel Investment Highlights Asia Pacific, 10.2021.

⁴⁷ CBRE, Hotel Market Outlook, 10.2021, Pro-invest Research, 12.2021.

⁴⁸ The Hotel Conversation, Deals, 10.2021.

⁴⁹ Colliers New Zealand, Real Estate News, 12.2021.

⁵⁰ The Hotel Conversation, Deals, 11.2021.

In-Focus Feature: Sydney sets to Welcome the Five Star Kimpton Margot Sydney

Pro-invest APAC is excited to open the five-star luxury Kimpton Margot Sydney hotel on 14 February 2022. Located in the heart of Sydney's CBD, Kimpton Margot Sydney sits between Sydney Harbour and Chinatown, and is close to Sydney's major shopping district, as well as trendy inner-city neighbourhoods. Its grand patterns, plush soft furnishings and botanical displays create a harmoniously eclectic hideaway amid the hustle-bustle.

The Kimpton Margot Sydney emanates style and grandeur, whilst making every guest feel at home through impeccably warm service. The Art Deco heritage-listed building is a unique and breathtaking sight, conveniently nestled close to the city's best entertainment, culture and retail. Kimpton Margot Sydney is an array of grand yet welcoming spaces for

all occasions. A canvas for creative expression, jubilant gatherings, and unforgettable experiences. A vibrant mix of energies, drawing from the nightlife of neighboring Chinatown and Darlinghurst, blended with the independent spirit of nearby Surry Hills.

The hotel will feature 172 rooms, a rooftop swimming pool, conference and event spaces, as well as public spaces and restaurants that reflect the hallmarks of a city both cosmopolitan and future-forward. The range of innovative culinary experiences, helmed by Australian Chef Luke Mangan, which include The Wilmot Bar, Cellar by Luke, rooftop restaurant and bar, The Pantry at Margot's, and Luke's Kitchen are all an invitation to linger and are built on Kimpton's legacy of locally loved restaurants.

The Kimpton brand has been growing rapidly around the world over recent years, with 73 Kimpton Hotels now open globally and 32 in the pipeline. Australia is the newest market for the brand, continuing the recent growth trajectory with hotels opening around the world.

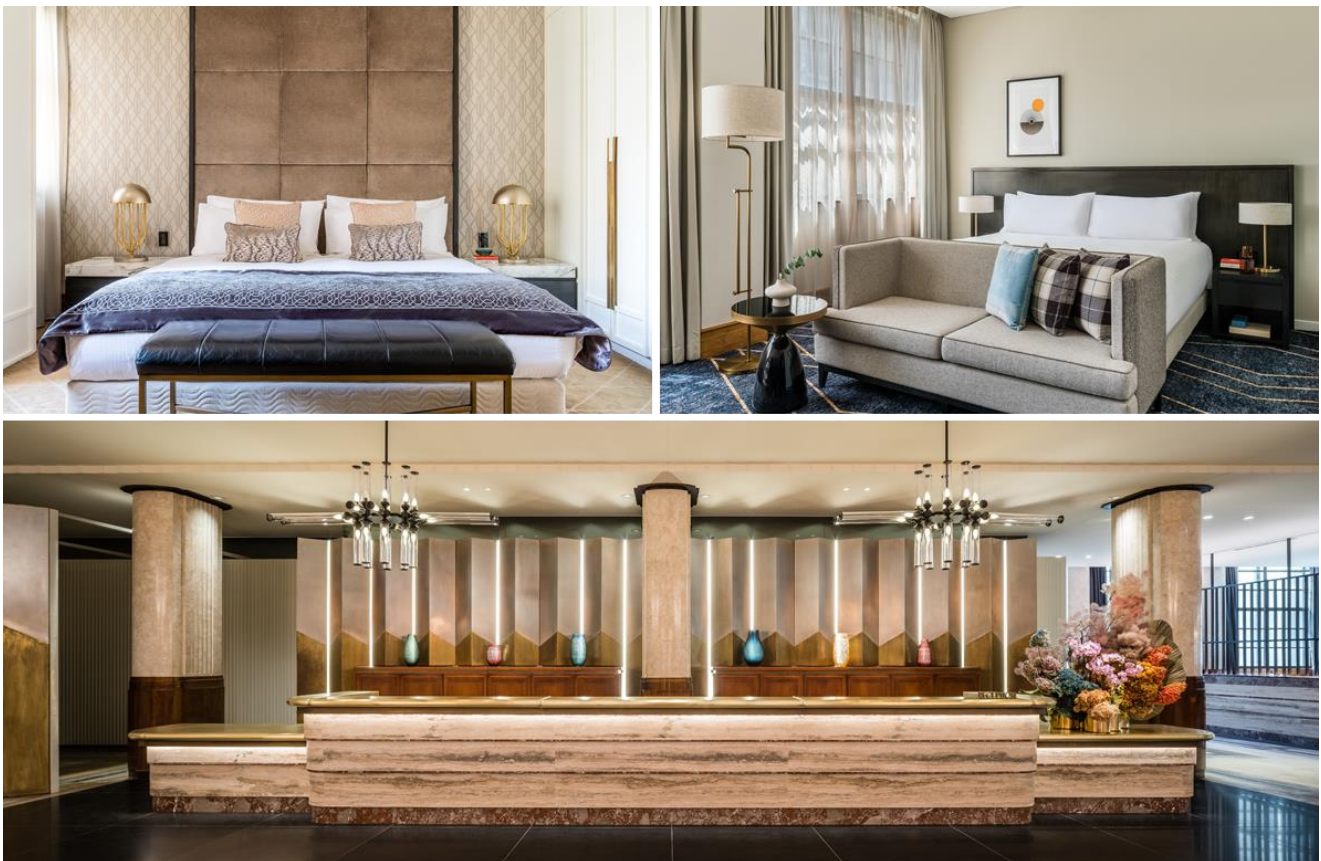


Image: Kimpton Margot Sydney CBD Hotel, Interior

Pro-invest APAC ESG Credentials, as at Q4 2021 Ending

“Across our Pro-invest Group APAC Platform, we are achieving high levels of ESG, as verified by third party rating schemes. Nonetheless, we boast a commitment to continuously investigate & implement new ways to improve our ESG position & product offering, for the benefit of our valued stakeholders.” – Dr. Sabine Schaffer, Co-Founder & Co-CEO Europe, Pro-invest Group

Sustained GRESB Real Estate Performance

Pro-invest APAC has been a GRESB Real Estate member since 2017. Pro-invest APAC has committed to targeting y-o-y score improvement as a mechanism to uplift its ESG processes and performances relative to its position in the years prior, as well as benchmark its portfolio against its global real estate peers.



- 4th Asia Pacific Hotel Company out of 10 (Standing Investments)
 - 2nd Performance Score within Oceania / Non-listed / Value-added / Closed ended out of 8 (Standing Investments)
 - 2nd Management Score within Oceania / Non-listed / Value-added / Closed-ended (Standing Investments)
 - 2nd Management Score within Oceania / Non-listed / Value-added / Closed-ended (Developments)
 - 6th Asia Pacific Hotel-Non-Listed Company out of 8 (Developments)
-

GRESB serves as an investor led institution that provides financial markets with actionable and transparent ESG data. GRESB collects, validates, scores and benchmarks ESG data to provide business

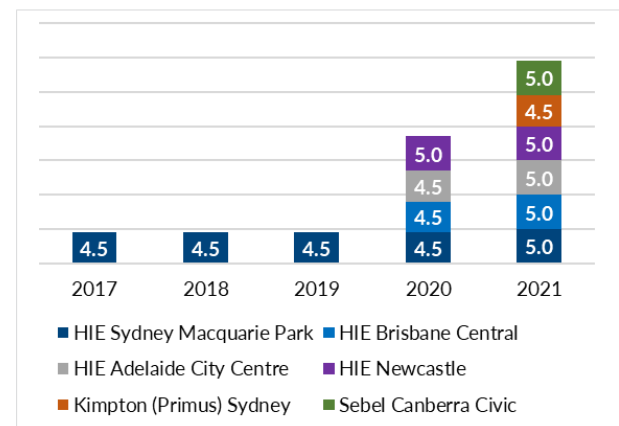
intelligence, engagement tools, and regulatory reporting solutions to its members.⁵¹ GRESB is used globally by real estate funds, property companies, real estate developers, REITs, asset operators and many more to communicate ESG performance to investors.

Strong NABERS Energy & Water Performance & Verification

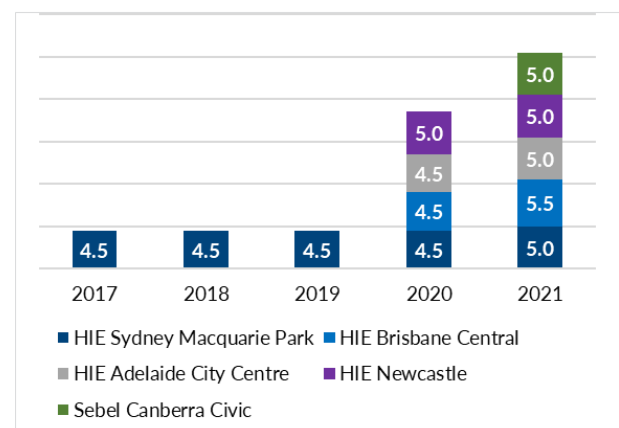
NABERS is a national rating system for Australian buildings and tenancies. The tool measures the efficiency and usage of an asset and its impact on the environment, using a 1-star to 6-star scaling system. A 6-star NABERS boasts Market Leadership.

Pro-invest APAC targets 5-star NABERS Energy, with a baseline performance of 4.5-stars.

NABERS Energy Rating Uptake & Performance, 2017-2021



NABERS Water Rating Uptake & Performance, 2017-2021



⁵¹ GRESB, About Us, 2022.

All hotels which hold >12 months of trading under Pro-invest APAC’s portfolio receive NABERS Energy & Water rating assessments with continuous improvement targets. This is evident with for instance, the case of Holiday Inn Express (HIE) Sydney Macquarie Park. For five consecutive years, the Macquarie-based hotel has monitored its progress against NABERS, lifting its performance from 4.5-stars to 5-stars.

NABERS Climate Active Carbon Neutral Certification

Pro-invest APAC has committed to a Net Zero 2030 Strategy for its Fund II hotels, with the intent to rollout this strategy across its portfolio. Following having devised its Net Zero 2030 strategy in 2020/21, Pro-invest APAC trialled the process on its Fund I hotel, HIE Newcastle.



Testament to Pro-invest APAC’s dedication to strong ESG outcomes, the hotel subsequently became the first hotel in Australia to achieve Carbon Neutral certification under the NABERS Climate Active pathway. Efforts are underway to ensure Pro-invest APAC’s portfolio is prepared for its Net Zero 2030 target.

2021 Green Loans

In 2021, due to the strong ESG credentials of the assets under Pro-invest APAC’s portfolio, HIE Sydney Macquarie Park was awarded Aareal Bank’s first ever Green Loan valued at A\$39mn, while Kimpton Margot Sydney followed a few months later to be awarded a Green Loan also, valued at A\$78.9mn.



Industry Recognition for ESG Dedication & Implementation

By developing, operating & actively managing its portfolio, Pro-invest APAC has a well-established

commitment to ESG best practice with recognitions from for instance:



- Urban Developer Awards
- Property Council of Australia & Rider Levett Bucknall Innovation & Excellence Awards
- HM (Hotel Management) Awards
- Finder Green Awards
- Etc.

Property Council of Australia (PCA) Sustainability Sub-Committee Representation



Pro-invest APAC sits on the PCA NSW Hotel Property Committee and is now a Hotel Sustainability Sub-Committee Member. The committee supports in driving positive sustainable change across Australia’s hotel sector.

ANREV & INREV Membership

Pro-invest APAC is an ANREV (Asian Association for Investors in Non-Listed Real Estate Vehicles) and INREV (European Association for Investors in Non-Listed Real Estate Vehicles) member.



INREV and ANREV serve as vehicles to support in providing international best practice ESG insights for Pro-invest APAC’s business operations. Pro-invest APAC holds several best practice sustainability case studies by ANREV, coupled with a strong INREV Compliance Score circling 93%.

GRI Standards & TCFD Recommendations Alignment

Pro-invest APAC aligns its sustainability report against the Global Reporting Initiative (GRI) Standards, with 2021 marking a 20% uplift in disclosures in a commitment to ESG transparency. The Group also aligns its reporting to the Task Force on Climate-Related Financial Disclosures (TCFD) Recommendation.



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