

Melbourne Convention & Exhibition Centre August 2010



The PIP Fund's first investment is the Melbourne Convention & Exhibition Centre PPP*, (MCEC). (*Public Private Partnership)

The PIP Fund investment is for AU\$31m (NZ\$39m) comprising a 49.9% Ordinary Equity stake along with an investment in Preferred Equity.

The MCEC investment is an established operational PPP asset, which mitigates the usual development risks (e.g. construction cost overruns)

- Key MCEC facts:
 - Melbourne Convention Centre
 - § A 5,000 seat hall, meeting and banquet rooms, six-star Green Star rated building
 - Melbourne Exhibition Centre
 - § A pre-existing 30,000m² facility adjacent to the Melbourne Convention Centre
 - Concession runs for 25 years from Jan 2009 to 2034, with the State of Victoria as counterparty
- The PPP included construction of the Convention Centre (completed in 2009) and operation/maintenance of the Convention Centre and the adjacent pre-existing Exhibition Centre.

The NZSIF Board considers the MCEC investment an ideal first investment for NZSIF.

- The underlying revenue streams are highly secure being based on availability of the facility not event volumes or patronage;
- The asset is constructed and operating;