

Barwon Investment Partners expands with launch of Specialist Disability Accommodation Fund

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PRESS RELEASE

Barwon Investment Partners (Barwon), an independent fund manager investing across Healthcare Property, Property Finance and Global Investments, is pleased to announce it is launching the Barwon Disability Accommodation Fund (BDAF). The Fund will provide National Disability Insurance Scheme (NDIS) participants with more choice and control about where they want to live, whilst also seeking to generate attractive risk-adjusted returns for investors.

Introduced by the National Disability Insurance Agency (NDIA) in 2016, Specialist Disability Accommodation (SDA) government funding aims to improve and increase the supply of specialist housing available to persons with complex disability support needs, and empower them through independent living.

Dedicated SDA funding was introduced to address the significant gap between the demand and supply of specialist disability housing across Australia.

Tom Patrick, Head of Barwon Healthcare Property, says “We are excited about the opportunity to invest in quality, income producing disability accommodation properties in Australia which will have a positive social outcome. As an emerging market, SDA has enormous potential to provide both long-term stable returns to investors, while also meeting the housing needs of people with disability.”

BDAF will acquire income producing properties and enter into structured build-to-own developments in the disability accommodation sector. The Fund aims to raise \$30 million and seeks to provide investors with a target net return of 8-10% per annum. BDAF has a short-term pipeline of c.\$40 million of assets either secured or in advanced stages of negotiation.

The SDA market has been estimated to be worth up to \$12 billion by 2025, with the NDIS estimating more than \$5 billion in capital would need to be invested into the sector. The disparity between the limited supply of suitable disability housing and the demand being generated by NDIS participants created the opportunity for private sector involvement, underwritten by Commonwealth Government funding.

The SDA sector is growing as an attractive, alternative property sub-sector and Barwon is pleased to be contributing to the provision of new custom designed housing to meet the needs of people with disability and special care needs.

Barwon has constructed and manages a geographically diverse ~\$1Bn portfolio of healthcare properties across Australia. Barwon’s launch of BDAF represents a complimentary addition to its Healthcare Property Funds.



The Fund is currently open for investment and is available to wholesale investors.

For more information about the Barwon Disability Accommodation Fund or if you would like a copy of the Information Memorandum, please contact Kate Hayward on kate.hayward@barwon.net.au or call +61 407 071 404.

About Barwon Investment Partners

Barwon Investment Partners is a Sydney-based fund manager with a 15-year track record of generating strong investment returns for institutional and wholesale clients.

Founded by Rob Morrison and Sam Armstrong, Barwon is independently owned with an experienced team of 35+ investment professionals focused on healthcare property, real estate private debt and global listed private equity.

With expertise in healthcare real estate, property finance and global investments, Barwon manages over \$2 billion on behalf of its clients.



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