

Invest with purpose. Achieve with us.

The impact investing sector in Australia is rapidly expanding. In a short two years, the market grew from \$30 billion in 2021 to \$78 billion in 2023 – a remarkable 260% increase. It's forecasted to reach \$500 billion in the near term.

In today's purpose-driven market with compassion at its core, it's important to have the right legal guidance. Our team of lawyers bring the knowledge, skills and network – and alignment to your vision - to help you overcome complex legal and commercial challenges.

Our mission is to channel your capital towards meaningful system change by investing in solutions that tackle the world's most urgent social and environmental issues, while ensuring you achieve your desired level of commercial returns.

We've got a track-record in this space - we walk the talk with our own business - and we have a vision for how you can make your impact, too.

CLAYTON UTZ



Your partners in building a purpose-driven future

As one of Australia's most highly regarded and innovative law firms, we offer market-leading experts across a broad range of legal services. We're able to help impact investors, investees, financiers and intermediaries drive intentional social and environmental impact.

We give you advice that connects with you. Advice that isn't a one-size-fits-all solution taken off a shelf, but that reflects who you are, and what you need to make a difference and drive system change.

We bring together a collaborative team, drawing on our legal, tax and advisory expertise to provide comprehensive support on investments in projects and ventures with intentional impact; transactions for nature and biodiversity enhancement; and sustainable financing, including the establishment of impact funds.

We also frequently draw on our market-leading pro bono practice to provide free legal support to socially responsible investors, investees, and intermediaries.

Client story: First Nation's impact investment

We advised an investor on a strategic acquisition of a minority interest in an Aboriginal-owned company to secure the company's long-term sustainability and create a continuous flow of capital to amplify its impact initiatives within the local Aboriginal community.

We carefully navigated various legal frameworks to ensure that the benefits from the State and Federal Indigenous procurement policies were preserved throughout and following the transaction. It was also important to ensure that the company was able to maintain its 'Supply Nation Certified Supplier' status.

Our team also provided tax advice on the creation of a charitable trust through which the investor could redirect some of its profits from the venture to various charitable causes.



Giving back

We know that we are not the experts in addressing disadvantage. What we do have, however, are skills and resources to support the charities who are our focus and community partners.

Our **Community Connect** program brings our values to life and strengthens and enriches our culture. It focuses on addressing disadvantage and facilitating access to justice through utilising the skills, resources and enthusiasm of our people.

Some of those skills have been quite niche: we've climbed mountains with children with cerebral palsy, held mock job interviews in schools,

mentored kids in disadvantaged schools, and set up mobile libraries for people living on the streets.

We have 25 community partnerships nationally and support local communities all over Australia. It's also backed up by the Clayton Utz Foundation, a registered charity with the Australian Charities and Not-for-profits Commission.

Since 2003, the Foundation has supported over 300 charities with \$13.8 million in grants, including multi-year grants to provide secure continuous funding.

Learn more at claytonutz.com/about/esg/social

Impact Investing: Social Infrastructure & Essential Services

The global demand for resilient, sustainable infrastructure has never been greater. Governments and communities alike are seeking innovative solutions to deliver essential services, from hospitals, schools, and affordable housing to clean water and circular economy systems, and mechanisms for mobilising private capital to meet that demand. For investors with a mandate that extends beyond financial return to measurable social and environmental impact, the opportunity is compelling.

Our team sits at the intersection of infrastructure development, government policy and impact capital. We have deep, market-leading expertise in advising on PPP projects across social infrastructure and healthcare, as well as investments in desalination, water, and circularity - sectors where well-structured investment delivers not only stable, long-dated returns but also tangible outcomes for the communities these assets serve. Whether it is a new public hospital delivered through a PPP concession, affordable housing, or assisting

clients with the advancement of the circular economy by delivering sustainable, tailored water treatment solutions that focus on wastewater recycling, reuse, and resource recovery, we understand both the commercial imperatives and the regulatory frameworks that underpin these projects.

What distinguishes our practice is our deep understanding of the frameworks that anchor impact investments, combined with the breadth and depth of our involvement across the full project lifecycle. We advise governments on policy design and procurement, sponsors and investors on bid strategy and project structuring, and lenders on bankability and risk allocation. We have acted on some of the most significant social infrastructure and essential services transactions in the market, and we bring that experience to bear for clients who are looking to deploy capital in ways that generate genuine, measurable impact and system change alongside competitive returns.

Client story: Transacting for nature enhancement

We helped a private investor acquire a former timber industry property north of Sydney, with the vision of transforming it into a dedicated koala conservation site.

The acquisition was made in collaboration with a not-for-profit conservation company, who will manage the land and provide advice and assistance to enhance the site's biodiversity values. The investor retains ongoing access to the site with the opportunity to generate revenue in a way which is compatible with the site's new conservation status.

The transaction required navigating complex regulations tied to the former timber harvesting and processing uses, addressing the previous owner's desire to maintain some connection with key parts of the site, and the conservation company's mission.

Following extensive negotiations and the application of innovative strategies for land use management and access rights, our client successfully secured the purchase and is now working with the conservation company to unlock the property's natural potential.

Our broader impact work

Bank of China and MUFG – ICPF

Acted for the club financiers, including Bank of China and MUFG, in relation to the core unsecured debt facilities totalling A\$1.2 billion provided to the Investa Commercial Property Fund, including the first green loan debt facility in the Australian market.

Save the Children

Advised on the structuring and documentation of an investment in a pioneering healthcare technology company. The investment facilitated the company's expansion during its growth phase and supported the development of digital solutions aimed at improving child health outcomes at scale, including empowering parents with expert-verified health education, addressing malnutrition, and increasing immunisation rates.

Multinational Client

Advised the Sellers of a multinational organisation on the sale of its Australian business, ensuring the protection of employee jobs and facilitating the buyer's acquisition through a flexible loan structure with favourable repayment terms.

Palisade Impact | Hope Housing

Provided tax advice to the Palisade Impact fund and the HOPE Fund. HOPE lends to essential service workers to provide housing closer to where they work.

AXA-IM Alts

Advised on the construction financing for its first Australian build-to-rent project incorporating social and affordable housing. This is the first public private partnership between NHFIC and institutional capital.

Landcom affordable housing

Advised Landcom in relation to the engagement of the private sector to facilitate the development, delivery, and regulation of affordable housing (in the rental market) in NSW.

Client story: Environmentally sustainable end-of-life care

Our team is advising an innovative investor on pioneering sustainable end-of-life care in Australia. The project aims to transform the traditional end-of-life industry by partnering with a leading technology creator to introduce an environmentally sustainable technology into the Australian market.

This involves providing comprehensive support in guiding the investor through the complexities of this transformative project, including navigating the commercial, legal and regulatory landscape.

Given that the technology is a key component of the project, we are advising on safeguarding sensitive project details and intellectual property, while also facilitating

discussions on the commercial terms of the partnership to ensure fair and equitable agreements that align with the investor's strategic interests.

We are also providing expert guidance on a wide range of complex legal issues, including intellectual property rights, development controls, and project parameters and working closely with the investor to align legal and commercial interests with the overall goals of the initiative.

In addition to legal expertise, we are leveraging our extensive network to introduce key stakeholders who are essential to this transformative project's development.

Want to know more?

With deep expertise in impact investing, our team helps investors and fund managers anchor deals to clear objectives, implement robust measurement frameworks, and achieve meaningful social and environmental outcomes.

Stay up to date with the latest insights and developments in the impact investment sector - simply scan the QR code to stay connected.



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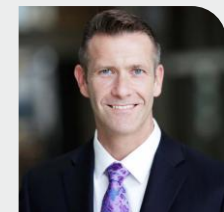
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