Tasmania Natural Asset Trust
Rushy Lagoon Project

Gresham House
Specialist investment

Tasmania Natural Asset Trust is a joint venture with investments from global asset manager, Aviva Investors, the Australian Government's Clean Energy Finance Corporation and global specialist alternative asset manager, Gresham House Limited.

The Trust has acquired 21,745ha of land, comprising the Rushy Lagoon and East Wyambi properties in northeast Tasmania, for development of a large-scale softwood plantation, combined with a substantial program of land restoration and conservation.

The large-scale project will:

- Provide a sustainable future source of plantation softwood timber for local processing and home building
- Deliver long term environmental protection for sensitive Ringarooma Ramsar wetlands
- Inject millions of dollars into the local economy
- Create new employment opportunities
- Support the currently proposed wind farm development

The project will be managed by Gresham House Asset Management **(Gresham House)**, with support from an on-the-ground local team, and will be subject to Australian governance and regulatory oversight.

The Development Plan

The Tasmania Natural Asset Trust **(the Trust)** will combine plantation forestry with a program of major conservation and ecological land restoration.

> Of the 21,745-hectare property, just under half, comprising predominantly marginal grazing land, will be planted with radiata pine, while more than half will be allocated to conservation areas, including over 1,000 hectares of environmental plantings.

Opportunities for ongoing mixed-use agriculture on parts of the land will continue to be explored.

Environmental Protection and Enhancement

Areas of high conservation value, wetlands, and sensitive vegetation will be protected by buffer zones and excluded from any plantation activity. The design will include hydrology safeguards and nutrient runoff controls near sensitive wetlands.

Tasmania Natural Asset Trust will also remediate historic environmental risks on the property, including the cleanup and appropriate disposal of farm waste.

A property wide Environmental and Social Management Strategy will govern safeguards, monitoring, and adaptive management. The Tasmania Natural Asset Trust will establish a natural capital account aligned with the Accounting for Nature framework - a robust, science-based environmental condition monitoring system - to consistently track and report on the health of soil, water, and ecosystems across the estate over time.

Plantation Management

Softwood plantings will be conducted under strict international Forestry Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) certification, which ensures compliance with rigorous environmental, social, and economic standards. The plantation will also be subject to an approved Tasmanian Forest Practices Plan.

Tasmania Natural Asset Trust will implement a whole of property weed, pest and biosecurity management program, and a comprehensive fire management plan developed in conjunction with Tasmania Fire Service.

Community Engagement and Consultation

Tasmania Natural Asset Trust, through project managers Gresham House, are committed to actively engaging with the local community and other key stakeholders including:

- Local residents
- Community and special interest groups
- Aboriginal communities, organisations, and corporations or representative bodies
- The three tiers of Government
- Local businesses
- Contractors and suppliers
- Job seekers

If community members have practical ideas or questions on matters such as access, local priorities, environmental concerns, or community projects, we would love to hear from you. Please contact the Project Management Team at: **information@thetnat.com.**

To obtain additional information and register your interest in receiving future project updates please visit the TNAT community website page: **https://greshamhouse.com/rushy-lagoon/**

Project Timeline

Softwood planting is expected to begin in 2026/2027 and will be completed within five years, in parallel with environmental and rehabilitation work.

Employment

The project will provide a major boost to local employment with more than 190 jobs expected to be created throughout the life-cycle of the project, from establishment through to harvest. As project manager, Gresham House, wants to hear from local suppliers interested in providing fencing, roading, planting, field work, weed control and general maintenance services.

Inquiries can be made to our website **(https://greshamhouse.com/rushy-lagoon/)**

A core aim will be to boost sustainable timber production in Tasmania to address a critical shortfall in construction timbers for new housing.

It is intended that the softwood timber harvested will be processed by local Tasmanian sawmills and sold into the Australian market.

Current Farm Operations

The Property has operated dairy with some beef grazing historically. Past efforts to find a commercial buyer for the existing dairies have been unsuccessful and they will cease operations in mid-2026. Grazing will continue over the plantation during the five-year establishment period.

The property is not regarded as prime agricultural land under State Government land use classification. Sustainable timber production will deliver significant economic benefit to the region, together with ecological restoration of sensitive areas.

The Trust is open to the potential for mixed-use agricultural opportunities on parts of the land, subject to commercial viability and contractor interest.

Contact

The Project Management team can be contacted by:

information@thetnat.com

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