

CAPABILITY STATEMENT

From business case to delivered outcome — turning energy, property and sustainability into lasting **commercial value**.

"We believe ecological benefits must be linked to economic benefits to ensure long-term, sustainable outcomes."

Program & Project Direction

Energy & Electrification

Net Zero & NABERS

Sustainable Buildings & Asset Productivity

EV Infrastructure

Microgrids & Storage

Commercial & Funding Strategy

25+ years

Directing complex property, energy & infrastructure programs

Australia-firsts

Microgrid, off-grid retrofit & environmental-upgrade delivery

Blue-chip clients

IKEA, Optus, GE Capital Real Estate, Cromwell, Charter Hall, QIC & government

Award-winning

PCA Best Sustainable Development & NSW Green Globe recognised

An advisory and delivery practice that links environmental performance to commercial value

Walker EcoStrategies helps property owners, managers, funds and corporates turn ambitious sustainability and energy goals into funded, delivered outcomes — from a single piece of targeted advice through to end-to-end program direction.

The practice is led by director Roger Walker and backed by a trusted network of specialist consultants, engineers and delivery partners, assembled to suit each engagement. We act as the "translator" between owners, investors, engineers, government and community — aligning financial, productivity and environmental objectives so that ambitious projects and programs actually get delivered.

How we can be engaged

Advisory & retainer — trusted, on-call strategic advice

Project & program direction — hands-on delivery leadership

Interim / contract leadership — senior capacity when you need it

Targeted expert input — reviews, business cases, funding & structuring

Practice	Walker EcoStrategies
Entity	RJLHA34 Pty Ltd
ABN	40 119 707 863
Director	Roger Walker
Base	Brisbane, QLD
Reach	National

Sectors

- Commercial property & funds
- Energy & electrification
- Corporate & institutional
- Government



Roger Walker — Director

A senior property, energy and sustainability leader and program director known for simplifying complex problems and aligning stakeholders to create outcomes. With a background in property valuation, he brings a strong grasp of the financial analysis and drivers of asset value. Roger has led delivery and corporate client relationships at Planet Ark Power, Incorp, Lend Lease, Napier & Blakeley, Optus, Westpac, Commonwealth Bank and Jones Lang LaSalle — and has represented the property sector on government panels, including the NABERS Stakeholder Advisory Committee, for over a decade.

Capability across the full arc — strategy, structure, delivery, results

01

Program & Project Direction

End-to-end direction of complex, multi-stakeholder programs: scoping, structuring, commercial negotiation, procurement, delivery and governance.

02

Energy, Electrification & Net Zero

Renewable generation, storage, microgrids and emissions-reduction strategies that stack commercial returns with decarbonisation.

03

Sustainable Buildings, NABERS & Asset Productivity

Retrofit strategy, NABERS performance and upgrades that lift asset value, returns and occupant productivity.

04

EV & Zero-Emission Infrastructure

Strategy and rollout of EV charging: market-gap analysis, siting, and commercial and operating models.

05

Microgrids, Storage & Grid Services

First-of-kind microgrids and battery storage delivering energy security and grid-support revenue.

06

Commercial, Funding & Partnership Structuring

Business cases, grant and co-funding strategy, partnership structuring, and the evidence to secure investment.

How we work

01 · STRATEGY

Define

Align financial, productivity and environmental objectives into a clear, fundable direction.

02 · STRUCTURE

Enable

Commercial models, partnerships, procurement and funding that make delivery possible.

03 · DELIVERY

Direct

Hands-on program and project management across engineers, contractors and stakeholders.

04 · RESULTS

Prove

Measured, verified and replicable outcomes — the firsts that others can follow.

Australia-first

Led the partnership behind one of the country's largest grid-connected commercial microgrids (IKEA Adelaide).

First in NSW

Delivered the first Environmental Upgrade Agreements — unlocking retrofit finance for commercial buildings.

Sole exemplar

76 Berry Street named the Green Building Fund's only exemplar project — off-grid, 6★ NABERS+.

SELECTED PROJECTS

Walker EcoStrategies has developed and delivered complex, first-of-kind and multi-site programs — across occupied commercial buildings, national portfolios and grid-connected energy infrastructure — coordinating engineers, contractors, government and funders from business case through to delivered, verified outcomes.

PARTNERSHIP LEAD & DELIVERY · PLANET ARK POWER

IKEA Adelaide Clean Energy Transformation

Australia's first grid-connected commercial microgrid — 1.2 MW solar + 3.4 MWh battery with FCAS grid services and EV charging.

PROJECT DIRECTOR · LOCAL GOVERNMENT SUPER

76 Berry Street, North Sydney

A first-of-kind exemplar — an 11,500 m² occupied, operational leased office taken effectively off-grid via a new trigeneration plant installed without disrupting tenants; ~85% lower emissions, 6★ NABERS+; the Green Building Fund's sole exemplar project.

PROGRAM LEAD & PROJECT DIRECTOR · GE CAPITAL REAL ESTATE

National Retrofit Program

A national NABERS energy-rating upgrade across 10 commercial sites — coordinating a multi-site retrofit rollout to lift portfolio energy performance and asset value.

MODEL DEVELOPER · INCORP & CITYSMART

t3 Initiative — Brisbane CBD

A simplified environmental-upgrade model; first deal with QIC and the Queensland Government across 40,000 m²; designed to scale nationally.

COMMERCIAL MANAGER · LEND LEASE

Barangaroo Precinct Utilities

Structured the precinct central-plant agreements — electrical, chilled water, recycled water, solar and data — for the Barangaroo development's Living Utilities business, building the commercial, risk and delivery framework.

NATIONAL OPERATIONS MANAGER · OPTUS

Optus Centre, Sydney

Set up and delivered facility operations for the 84,000 m² Optus campus — retail, gym, end-of-trip and childcare — through a complex multi-site consolidation.

SENIOR MANAGER · WESTPAC

Westpac Portfolio Restructure

Managed the 500,000 m² portfolio in an outsourced model; \$2M/year savings and the first "Our Great Place" workplace design.

PROGRAM LEAD & PROJECT DIRECTOR · CURRENT

RSL Queensland Resilience Hub Network

Statewide network of disaster-ready, energy resilient hubs — solar-plus-storage, backup power, drone and EV charging, with review of investment pathways underway.

Experience that de-risks ambitious delivery

25+ years across commercial property, workplace, energy and electrification — leading delivery and corporate client relationships at Planet Ark Power (IKEA, SA Government), Incorp (t3 Initiative), Lend Lease (Barangaroo), Napier & Blakeley (Sydney Opera House, Microsoft, LGS), Optus (84,000 m² campus) and Westpac (500,000 m² portfolio, \$2M/yr savings).

Awards & recognition

- ▶ Property Council of Australia — Best Sustainable Development
- ▶ NSW Government — Green Globe Award (individual)
- ▶ Green Building Fund — sole Exemplar Project (76 Berry Street)
- ▶ Delivered the first NSW Environmental Upgrade Agreements

Qualifications

Bachelor of Business (Land Economy), University of Western Sydney
Qualified in property valuation (non-practising)

Research & thought leadership

Chaired **Building Better Returns** with Federal & State government, GBCA, JLL, CBRE, University of Maastricht & the World Economic Forum.

Selected clients

PROPERTY & INVESTMENT

Local Government Super (Active Super) · Charter Hall · QIC · Australian Unity · GE Real Estate · Brookfield Multiplex · Rialto Towers

CORPORATE & INSTITUTIONAL

IKEA · Optus · Westpac · Commonwealth Bank · Microsoft · Jacobs Engineering · Cummins · Carrier

GOVERNMENT & COMMUNITY

South Australian Government · NSW Office of Environment & Heritage · DEWHA · Brisbane City Council (CitySmart) · Sydney Opera House · RSL Queensland

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