

# FINANCIAL REVIEW

SE Property

HD Offshore interest ramps up local portfolio

BY Su-Lin Tan

WC 325 words

PD 30 April 2015

SN The Australian Financial Review

SC AFNR

ED First

PG 45

LA English

CY Copyright 2015. Fairfax Media Management Pty Limited.

LP Australian **commercial property** asset sales to offshore buyers in the first quarter of 2015 were up 58 per cent year on year, with **Chinese** buyers accounting for most of the uplift.

The value of **commercial property sold** to offshore buyers was more than \$1 **billion** in the three months to March, despite the first quarter of the year traditionally being the quietest period for **commercial** investment, according to realtor LJ Hooker.

TD Most of the investments were in office **assets** which accounted for more than 90 per cent of the quarter's activity.

**Chinese** developers made up 44 per cent of the sales. The next biggest offshore investors came from the US and Singapore.

The largest foreign **transaction** in the first quarter was not **Chinese** but US **firm** Blackstone's 25 per cent **stake** in 161 Castlereagh Street, Sydney at \$240 **million** in February, LJ Hooker's national research manager Mathew Tiller said.

"But the **Chinese** trumped the offshore category last quarter with **China's** Dalian Wanda Group's **purchase of Gold Fields House** for \$425 **million**," Mr Tiller said.

The largest **Chinese commercial** deal in the first quarter was Aqualand's \$158 **million purchase** of 168 Walker Street in North Sydney.

The trend was also seen in the fourth quarter of 2014 which recorded over \$3 **billion** in **commercial** sales to offshore buyers, nearly twice as much as the same quarter in 2013. The **Chinese** were also the main buyers last quarter.

LJ Hooker said offshore buyers were looking to transform their **purchases**, particularly those in CBD locations, into **residential** apartments.

"The pace will continue and in all asset classes across all quality grades from offshore **purchasers**," Ray White **Commercial** Head of Research, Vanessa Rader, said. "Australia is a safe haven for investment and the current dollar as a lot to do with it."

"It's amazing. Offshore buyers especially from **China** are very aggressive."

CO dwgrcl : Dalian Wanda Group Company Limited

IN ireest : Real Estate | icre : Real Estate/Construction | i8396 : Diversified Holding Companies | ibcs : Business/Consumer Services

NS c182 : Asset Transactions | ccat : Corporate/Industrial News | c18 : Ownership Changes | cactio : Corporate Actions | ncat :

Content Types | nfact : Factiva Filters | nfcpin : C&amp;E Industry News Filter

RE china : China | austr : Australia | apacz : Asia Pacific | asiaz : Asia | ausnz : Australia/Oceania | bric : BRICS Countries | chinaz : Greater China | devgcoz : Emerging Market Countries | dvpcoz : Developing Economies | easiaz : Eastern Asia

PUB Fairfax Media Management Pty Limited

AN Document AFNR000020150429eb4u0001m

**Search Summary**

Text	((chin* or hong kong)) and ( ( (residential or site or commercial) and (casino resort or island or hotel or apartment or park or estate or property) and (group or firm or company or board or assets) and (transaction* or purchase* or sale or sold or buy) ) or ( (uranium or wind or gold or solar or ore or copper or energy or alumina or iron or lead or coal or oil) and (bonds or acquisition or merge or purchase or sale or stake or equity) and (million* or billion* or B or M) and (operations or mining or firm or company)) or ( (dairy or cheese or butter or milk or bread or wine) and (sold or buy or sale or equity or stake or merge or acquire) and (brand or company or business or group or firm or board) and (million* or billion* or B or M)) ) not (terrorism or war or navy or stock market or share market or Wall St or Wall Street or Forex or Stock Exchange or rst=asxtex) and re=austr
Date	29/04/2015 to 05/05/2015
Source	All Sources
Author	All Authors
Company	All Companies
Subject	All Subjects
Industry	All Industries
Region	All Regions
Language	English
Results Found	205
Timestamp	6 August 2017 14:36

© 2017 Factiva, Inc. All rights reserved.