

SE Business
HD **Raiders swoop on suburbs**
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INTERNATIONAL groups are charging into Sydney's suburban **property** markets, with **Chinese**-based giant Fosun International circling a North Sydney office building being offloaded by Investa **Property Group** for nearly \$120 million.

The 11-level tower, at 73 Miller Street, will be occupied by the NSW government for a further five years and is mooted as a potential redevelopment play when the lease expires. The Shanghai-based Fosun is said to be the frontrunner to **buy** the tower, although a deal has not yet been done.

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Investa, Fosun and the agents on the building, Knight Frank's James Parry, Tyler Talbot, Dominic Ong and Neil Brookes, declined to comment yesterday.

Fosun, led by **China** rich listers Guo Guangchang and Liang Xinjun, was founded in 1992 and has grown into one of **China**'s largest companies with a market capitalisation of more than \$US8 billion in May, according to Forbes.

The conglomerate has a **property** empire spanning Asia, the US and Europe. It also has a presence in manufacturing, mining and insurance. The **group** has been eyeing an entry into the Australian market for most of the year. It was one of the highest bidders on a Sydney CBD tower at 201 Elizabeth Street, which was placed on the market by its owners Dexu **Property Group** and Perron **group** before eventually being withdrawn.

In Sydney's suburbs, NSW government body Sydney Water has **sold** a development **site** at inner-city Waterloo for a purported \$80m. An offshore **group** is tipped to be the buyer.

The **site** can hold 439 **residential** apartments, as well as retail, community and **commercial** space. It is close to the Green Square precinct, where Mirvac and the government plan to build about 2000 apartments, up to 14,000sq m of retail space and about 50,000sq m of office space.

The NSW government and the agent handling the **sale** Stonebridge **Property Group**'s Lincoln Blackledge, declined to comment.

Also in Waterloo, little known **Chinese**-based **property group** Shanghai Minhang Real **Estate** Development has emerged as the buyer of an industrial **property** with future **residential** development potential.

The **group** bought the **property**, at 1029-1035 Bourke Road, 723 Elizabeth Street and 409 George Street, last month for \$46m, in a deal handled by JLL's Sam Brewer and Colliers International's Michael Crombie.

A spokesman for the **group** said it liked the fact it was 200m from Green Square station. He said that the **company** had **purchased** two other Sydney suburban sites, at Elizabeth Bay and Eastwood, although he would not release any details. CBRE chairman of **residential** projects Justin Brown said that the rise of international groups had increased the competition for large Sydney sites.

CO fosuni : Fosun International Limited | wptaus : Investa Property Group | mgstre : Morgan Stanley Real Estate Funds

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