

SE Exclusive
HD Asian property transactions to Aug. 8
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Australia

* GPT Group, in partnership with its GPT Wholesale Office Fund, is said to be the preferred bidder for Cbus Property's A\$600 million-plus CBW complex on Williams Street in Melbourne, The Australian Financial Review and The Australian reported Aug. 7.

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Cbus is offering two office properties in the city, and deals could fetch more than A\$1 billion. The second tower is the A\$400 million-plus NAB building, which is being pursued by AMP Capital's wholesale office fund and U.S. investment manager Invesco, the publications added.

* Abacus Property Group is conducting due diligence to acquire Canadian company Brookfield's Oasis Shopping Centre on the Gold Coast, for more than A\$90 million, the AFR reported Aug. 7.

The 21,588-square-meter center is anchored by a Woolworths supermarket, the Broadbeach Tavern and 84 specialty stores. It was bought by Brookfield as part of its A\$410 million acquisition of Thakral Holdings portfolio.

Abacus is also a contender for Lend Lease Corp. Ltd.'s A\$300 million Core Plus property fund, the publication noted.

* Lend Lease released the retail component of its A\$6 billion Barangaroo South development in Sydney's central business district, The Australian reported Aug. 6. The company has also secured at least six tenants.

The development will have 80 retail tenancies, of which around 50 will be food and beverage.

* Lend Lease revised plans for its A\$350 million Docklands apartment project following criticism from the city of Melbourne's lord mayor, Robert Doyle, the AFR reported Aug. 4.

Original plans called for the development of small rooms, called "flexi rooms," which drew Doyle's attention for not having windows.

* Beijing Capital Land Ltd. inked a joint venture partnership with Australian developer Fridcorp Capital Pty. Ltd. for a luxury apartment project in Erskineville, Sydney, according to an Aug. 4 news release. It is the company's first overseas apartment project.

The first phase covers about 8,000 square meters and has a total gross floor area of around 15,300 square meters split among close to 200 units. The second phase will offer both terraced homes and apartments.

Hong Kong

* Sun Hung Kai Properties Ltd. is offering a super-deluxe house on The Peak in Hong Kong for HK\$819.1 million, or HK\$175,735 per square foot, the South China Morning Post reported Aug. 7.

The house, which has an area of 4,661 square feet, will be the world's most expensive house in terms of price per square foot if it is sold at the asking price, the publication noted.

The **company** released the price list of the 12 houses at Twelve Peaks at 12 Mount Kellett Road.

Sun Hung Kai recently withdrew a tender for two other smaller houses at complex after failing to get a satisfactory bid, the publication added.

* Cheung Kong Holdings Ltd. and Sun Hung Kai Properties Ltd. are poised to launch new **residential** projects in Tseung Kwan O, **Hong Kong**, which could provide 2,608 flats, the SCMP reported Aug. 5.

Cheung Kong will off-load flats at Hemera, its joint venture development with Nan Fung Development, while Sun Hung Kai will market The Wings IIIA after obtaining presale consent from the Lands Department.

* Cheung Kong Holdings said Aug. 4 that it submitted a preliminary nonbinding proposal for the possible **acquisition** of certain aircraft assets from the AWAS **group**.

Bloomberg News reported that AWAS is planning to break up its fleet of about 280 planes and sell around 100 newer aircraft for as much as \$5 **billion**, according to people with knowledge of the matter.

* At its Mont Vert I project in Tai Po, Cheung Kong Holdings **sold** 140 units in a second batch of 246 units during the Aug. 2 weekend, The (**Hong Kong**) Standard reported Aug. 4.

The news outlet noted that nine buyers from the first batch canceled their **purchases**, forfeiting HK\$2.3 **million** in deposits.

At Eivissa Crest in Sai Ying Pun, Far East Consortium International Ltd. **sold** two units, after making 12 units available at HK\$25,000 per sellable square foot on average.

New World Development Co. Ltd. and Henderson Land Development Co. Ltd. received 27 orders for The Reach scheme in Yuen Long, after launching 60 units. The pair cashed in HK\$126 **million**, the publication noted.

Sino Land Co. Ltd. inked three deals at Mayfair By The Sea II in Tai Po. At Sun Hung Kai Properties Ltd.'s Residence 88, one unit of 931 square feet **sold** at HK\$10,416 per sellable square foot, according to the report.

Japan

* Nomura Real **Estate** Master Fund Inc. said Aug. 5 that it will acquire a retail **property** for an estimated price of ¥15.50 **billion**. The name or location of the **property** was not disclosed.

* Hulic Co. Ltd said Aug. 4 that it snapped up a 31% **stake** in the Ochanomizu Sola City in Chiyoda-ku, Tokyo. Surugadai Kaihatsu TMK was the seller.

The **property** offers offices, educational facilities, a conference center and restaurants. It has a total floor area of 102,231.55 square meters.

Major tenants at the building include Mizuho Securities, Kyorin Pharmaceutical Co. Ltd., Nippon Paper **Group** and Digital Hollywood University.

* Advance Residence Investment Corp. said Aug. 1 that it concluded the **acquisition** of RESIDIA Shin-osaka in Osaka-shi, Osaka, for ¥2.64 **billion**.

* Saizen Real **Estate** Investment Trust said July 31 that it completed the ¥168.0 **million sale** of Sun Port 6.

* Ichigo Real **Estate** Investment Corp. said July 31 that it completed the **acquisition** of an additional section of Ichigo Mirai-Shinkin Building in Oita, for ¥58.0 **million**.

Other geographies

* DAMAC Real **Estate** Development Ltd. said Aug. 4 that it bought a development land plot in Dubai from Dubailand LLC for about US\$513 **million**.

The plot consists of about 55 **million** square feet. The **company** said the **site** is more than 30% larger than its current AKOYA master-planned development of 42 **million** square feet.

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