

REAL ESTATE

Anbang, BANG

#VISUALIZINGTHECRISIS #IreneChiappini #GiuliaSerafin

AMERICA

United States

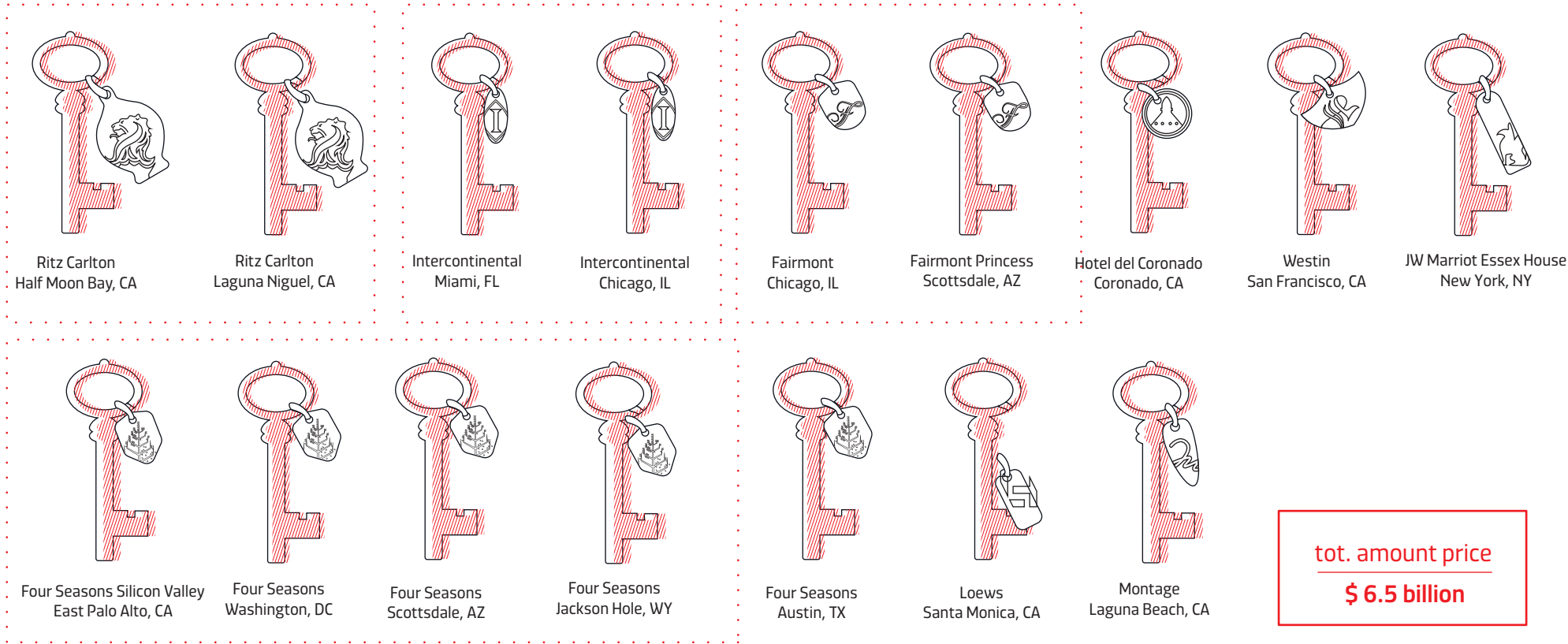
38°53'N 77°01'W
total area: 9,857,306 km²
population: 322,369,319
capital: Washington, D.C.



BULLETIN 03

11 03 16 / 17 03 16

sources: Bloomberg "Anbang expands US hotel foray with record 6.5 b deal", "Anbang is splashiest Chinese investor in property spree" - Wall Street Journal "What is Anbang Insurance?" - Quartz "China's 6.5 b Blackstone hotel deal could ruin the secret meeting of the US elite"



STRATEGIC HOTELS

is a portfolio company, including US most famous luxury properties. Considered as a group of **throphy properties**, they are located across the country: from urban hotels to mountains resorts, including desert and oceanview hotels.



3 MONTHS AGO

Blackstone Group bought it for **\$ 6 billion**



NOW

Anbang Insurance (China) is buying it for **\$ 450 million** more

EXPENSIVE ROOMS
it own now, more than 7,500 of the US' most expensive hotel rooms

STABILITY
The idea is that high profile poperties are a stable investments

WHAT IS ANBANG?

Anbang is a Beijing-based insurer which has only been around for about a decade, but it counts:
- 30,000 employees
- \$ 114 billion in assets
- 300 branch
- 31 Chinese provinces
- 35,000 clients

* Anbang has a deep connection with China's communist Party, the families are joined by marriage ties

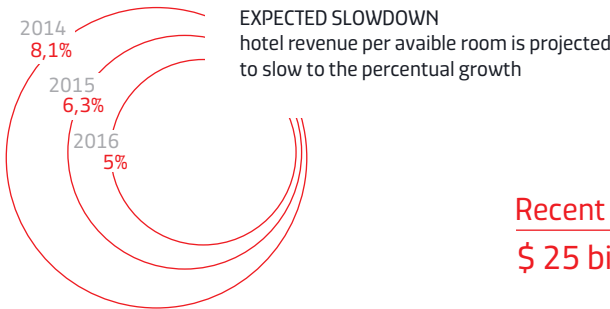
OTHER CHINESE PURCHASES

SHANGAY JING JANG INTERNATIONAL HOTELS GROUP CO.	GROUP DU LOUVRE (Hotels in 46 countries)	\$ 1.45 billion
CHINA'S SUNSHINE INSURANCE GROUP	BACCARAT HOTEL, NY	\$ 230 million

SOME SMALL DETAILS

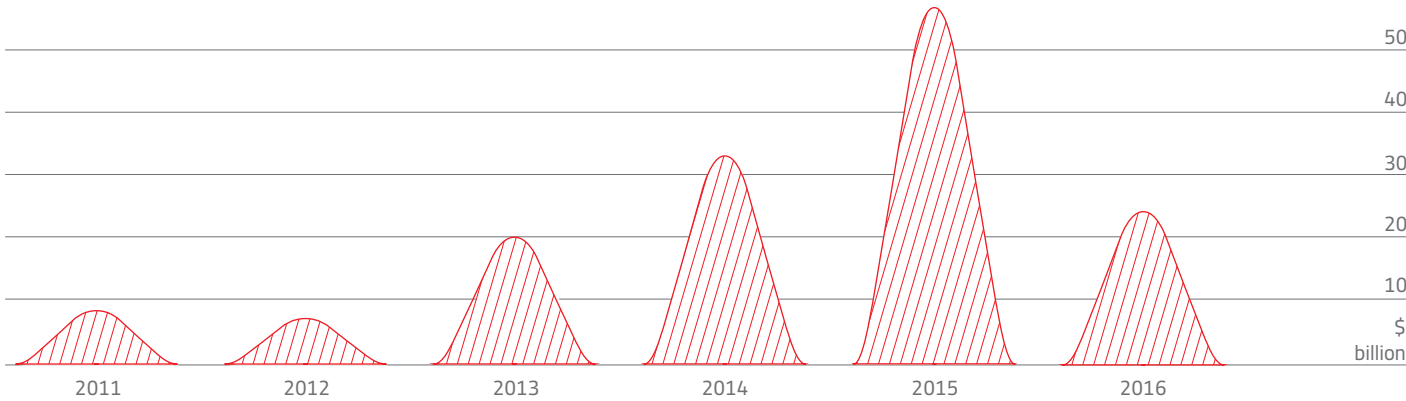
WHERE THE PRESIDENT WILL SLEEP?
After Waldorf Astoria sell, Barack Obama refused to stay in the hotel, breaking an eight decades-long presidential tradition.

IS US SCARED?
Chinese acquisitions of USA assets have drawn scrutiny from regulators. **The Committee on Foreign Investment** in the U.S. is looking at these new assets.



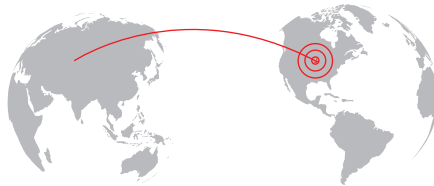
Recent China's Acquisitions price amount (from January 2016)

\$ 25 billion



CHINESE PROPERTY DEALS

This year's deals already cover almost half of 2015 level. This result has been achieved thanks also to the recent purchases of Anbang on the US real estate market.



REAL ESTATE

Weekly Hot Spots

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WORLD

Worldwide topic

land: 148,940,000 km²
water: 361,132,000 km²
population: 7,4 billion



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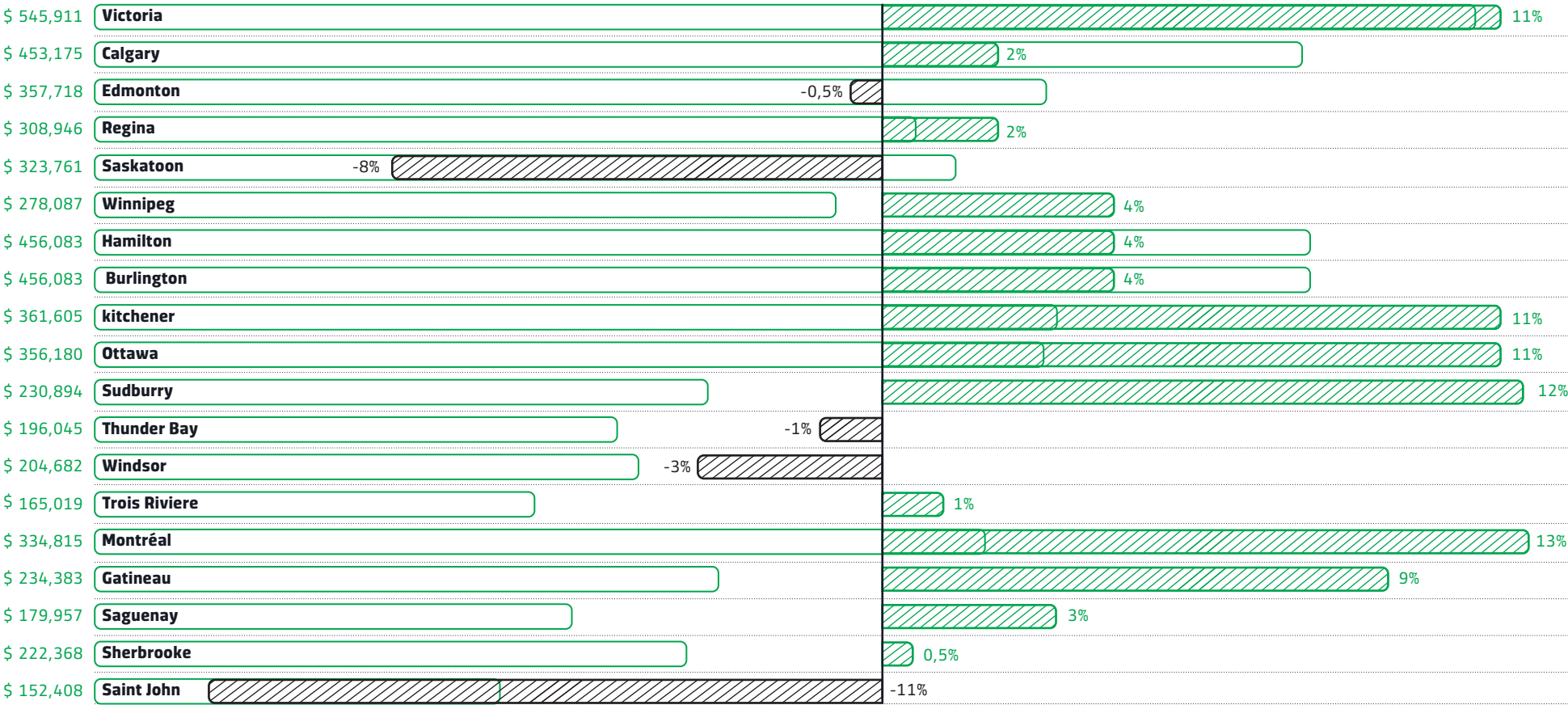
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sources: Bloomberg "UniCredit Cuts Property " - Bloomberg "Canada Average Home Price "- Bloomberg "'Brexit' Debate Delays Secure Trust's Plan to Offer Mortgages"- Bloomberg "A Rio Trucker's Woe and the Threat It Poses to the Brazil Dream"- Bloomberg "Campari's deal comes With chaser."

CANADA—AVERAGE HOME PRICES ARE CLIMBING ANNUALLY

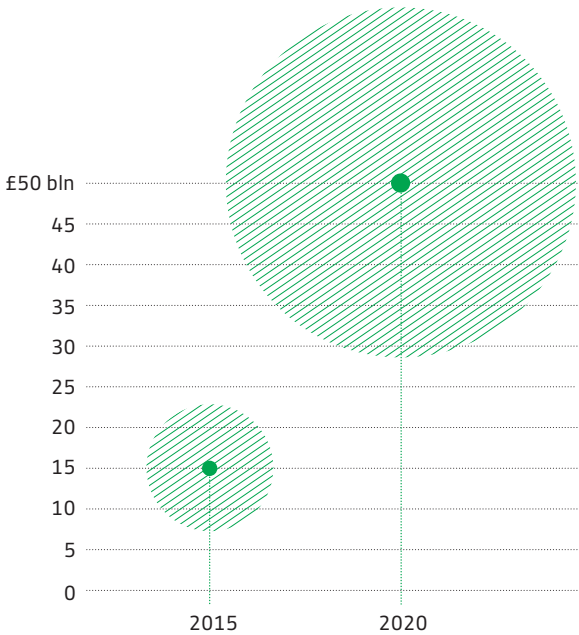
A soaring real estate market in Vancouver helped push the national average home price in Canada above the half-million dollar mark for first time in February.

house prices year to year percentage change (2015/2016)



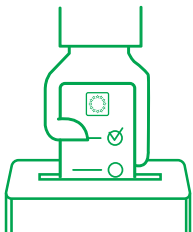
UK—HUNGRY FOR HOMES

The Bank of England isn't expected to raise rates until at least next year. Meanwhile, buy-to-let investors can get rental yields of 3 percent to 4 percent for residential property in London and more outside the capital.



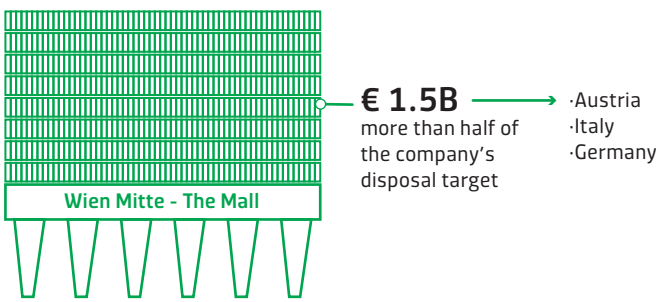
BREXIT WORRIES

Secure Trust Bank delayed a plan to start offering mortgages and curbed lending to London real estate developers over uncertainties arising from the U.K.'s vote on EU membership. It is preparing to offer mortgages for the first time after reporting a 18 percent increase in pretax profit to £ 39.3 million for 2015.



UNICREDIT

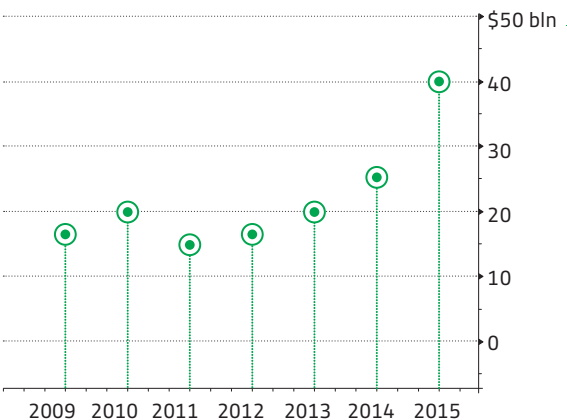
UniCredit SpA, Italy's biggest bank, raised about 1.5 billion Euro (\$ 1.7 billion) selling real estate in Austria, Italy and Germany last year, completing more than half of the company's four-year disposal target.



NEW YORK CITY BUILDING BOOM

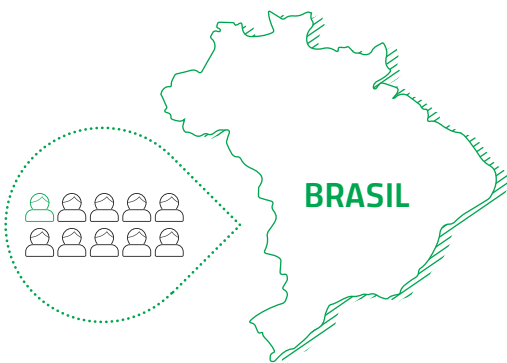
A construction boom in places such as Manhattan in the past several years has led to a glut of high-end residential condos and hotels. In New York City, the value of construction projects initiated last year reached \$ 40.9 billion, up from \$ 26.7 billion in 2014, according to the New York Building Congress. The surge is being driven by a wave of ground-up development, which accounted for 76 percent of the total in 2015.

GROUND-UP DEVELOPMENT SURGE DIVING



RIO DE JANEIRO—1 IN 10 MIDDLE CLASS SLIPPED IN DOWNTOWN

Of the 40 million people who climbed into Brazil's middle class during the boom years of the previous decade, almost one in 10 has already slid back down.



CAMPARI AND MARNIER

Campari is getting more than a popular liqueur with its acquisition of Grand Marnier Group. It also takes the ownership of Villa Les Cedres, Saint Jean Cap Ferrat, one of the most expensive properties in the world, owned since the 1920s by the Marnier-Lapostolle family. The property is evaluated around € 200,000 per square meter, so the villa might fetch between € 200 and € 350 million in a sale.

€ 200,000 → Sq m²



€ 350 MILLION IN SALE