

Australian office portfolio take-private

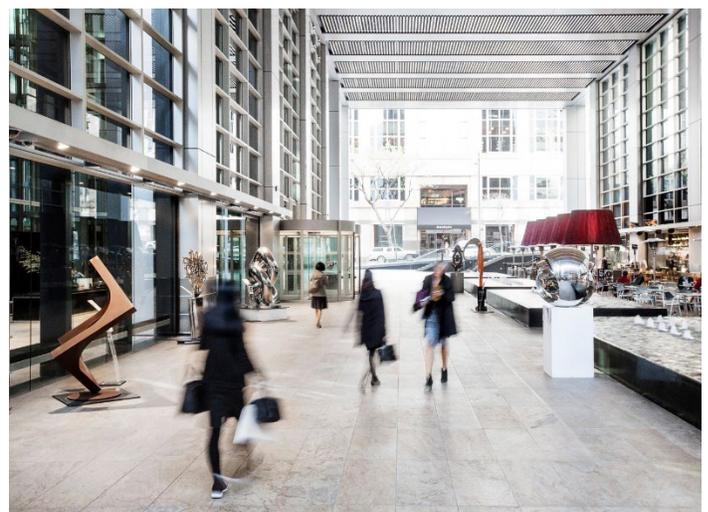
Overview

Over a period of 100 days in 2018, Oxford launched a take-private bid for the 19-property, ASX-listed Investa Office Fund, won shareholder approval, secured over \$2 billion in new financing and closed a \$4.5 billion transaction. It marked our first investment in Australia and gave us immediate scale and presence in the market.

The complicated structure of the public entity had resulted in the stock trading at a discount to asset value. Investor interest in single property acquisitions remained very high, so we took advantage of the wholesale-to-retail arbitrage opportunity. Speed and scale worked to our advantage. Less than a year after acquiring them, we had sold the thirteen properties that didn't meet our investment strategy and generated significant gains. The proceeds of the sales are being deployed to fund capital reinvestment in the remaining portfolio as well as future growth in the market via acquisition and development. We plan to hold the remaining six properties for the long term.

The speed, scale and creativity of this transaction demonstrate how we like to do business. We paired the expertise and scale of our global team and balance sheet with the market savvy and relationships of our local colleagues. We partnered with team members from the OMERS capital markets team to unlock a significant informational and access advantage. We did our homework to allow us to act with conviction.

We continue to put capital to work in the initial portfolio and have since made investments and launched development projects in Australia.





The details

The six properties we continue to hold are directly on strategy for Oxford. Premium buildings located in the central business districts of Sydney and Melbourne, surrounded by high-demand amenities and easily accessible by public transit, bicycle and car. They are home to blue-chip multinationals, Australia's premier businesses and are recognized for delivering exceptional customer experiences.

The Investa management team share Oxford's vision for connecting people to exceptional places and had expertly leased and managed the properties under the prior ownership structure. We retained its management services following our acquisition and continue to grow our relationship with its team.

The takeaway

Successfully transacting this quickly and decisively doesn't happen by chance.

Our rigorous risk analysis and data-driven approach give us the foundation required to be creative and nimble. Our hard-earned reputation, forged over 60 years, opens doors and establishes stakeholder confidence. Our long-term focus gives us the freedom to envision creative, multi-pronged strategies. And the depth and breadth of our global and local teams give us the expertise and experience to execute large scale, complex transactions with speed.