



Group News

Gaw Capital Partners Named "2020-2021 TOP 10 All-round Real Estate Private Equity Fund Managers"

June 11, 2021, Shanghai – Gaw Capital Partners was named one of the “**2020-2021 TOP 10 All-round Real Estate Private Equity Fund Managers**” at 5th REIS Innovation Summit hosted by CRIC China, one of the most authoritative domestic real estate data application service providers in China. This is the third consecutive year that Gaw Capital received this award.

Humbert Pang, Managing Principal and Head of China for Gaw Capital Partners, said, “We are delighted to receive this award which recognizes our professional competence and strong track record. Our success is built upon our ability to identify high-potential, attractively-valued properties in promising locations, and to manage them innovatively and creatively.”

Gaw Capital has over 16 years of experience investing in and turning around commercial properties in Greater China, including Hong Kong. The firm already owns and manages 1111 King's Road (formerly CityPlaza 1), portions of 14 Tai Koo Wan Road and 12 Tai Koo Wan Road (formerly CityPlaza 3 and CityPlaza 4) and 625 King's Road in Hong Kong's Island East District. In recent years, the firm also acquired 29 local Hong Kong shopping malls from Link REIT through funds under management, which it intends to reposition and revitalize into attractive community hubs. In mainland China, the firm successfully transformed and repositioned properties such as Euro America Financial City (EFC) Tower 6 in Hangzhou, four premium Grade A office buildings at Shanghai MixC, Skybridge HQ, Ocean Tower and Ciro's Plaza in Shanghai, etc. In addition, Gaw Capital has successfully developed a sizable IDC platform, logistics platform and premium outlet mall portfolio (Florentia Village Outlet Mall) in mainland China. In recent years, the firm has also started to invest in new areas such as education-related platform and healthcare businesses to help support the growth and management of these assets. Since 2005, Gaw Capital has commanded assets of USD\$30.7 billion under management as of Q1 2021.

At the end of 2019, Gaw Capital Partners successfully completed the final close of Gateway Real Estate Fund VI, bringing the total equity raised for the fund to its hard cap size of US\$2.2 billion - Gaw Capital Partners' largest fund to date. In addition, the firm also secured a sidecar co-investment commitment to up to US\$800 million. In 2020, the firm



successfully completed the fundraising for IDC platform, bringing the total equity raised approximately US\$1.3 billion, which targets to invest in a portfolio of projects in partnership with IDC developers and operators in China. Kunshan Data Center Phase 1, managed under the platform, was named several national awards for demonstration. In the same year, Gaw Capital closed education-related investment vehicles with up to US\$900 million in commitments. Furthermore, through a separate account investment, the firm entered Hangzhou market via the acquisition of the Euro America Financial City (EFC) Tower 6, a 46-storey Premium Grade A office building in Hangzhou.

In the context of the advancement of telecommunication technology and a new wave of demand for logistics, Gaw Capital Partners, has reached an agreement with Manbang Group, through a fund under its management, to form a smart logistics properties JV platform to innovate and develop smart logistics properties and facilities across China. Recently, the firm completed the final close of its Gaw Growth Equity Fund I, bringing the total equity raised for the fund (plus co-investments) to over US\$430 million.

Leveraging on its unique investment insight and strong asset management ability, Gaw Capital Partners has received several international awards in 2021 including Global PERE Awards, and was also ranked fifth in Proptech20 ranking and ranked 12th in the Top 100 PERE managers globally.

CRIC China focuses on asset management market. The “**TOP 10 All-round Real Estate Private Equity Fund Managers**” are selected by judges who are real estate industry professionals. The selection is based on various criteria including asset management scale, its influence in the industry, its exposure and operation capability. This ranking is regarded as a benchmark of the real estate industry leader.

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About Gaw Capital Partners

Gaw Capital Partners is a uniquely positioned private equity fund management company focusing on real estate markets in Asia Pacific and other high barrier-to-entry markets globally.

Specializing in adding strategic value to under-utilized real estate through redesign and repositioning, Gaw Capital runs an integrated business model with its own in-house asset



management operating platforms in commercial, retail, hospitality, property development, logistics, IDC and Education. The firm's investments span the entire spectrum of real estate sectors, including residential development, offices, retail malls, hospitality, logistics warehouses and IDC projects.

Gaw Capital has raised six commingled funds targeting the Greater China and APAC regions since 2005. The firm also manages value-add/opportunistic funds in Vietnam and the US, a Pan-Asia hospitality fund, a European hospitality fund, a Growth Equity Fund and also provides services for separate account direct investments globally.

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