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M.10307 OXFORD PROPERTIES / M7 REAL ESTATE

SECTION 1.2

Description of the concentration

On 31 December 2020, Oxford Properties Management (UK) Limited, a private limited company registered in England and Wales, entered into a binding agreement to acquire the entire issued share capital of asset manager M7 Real Estate Ltd, a private limited company registered in England and Wales. Oxford Properties Management (UK) Limited has subsequently indicated that it intends to give formal notice under the SPA to designate Oxford M7 Platform Holding Company Limited, a private limited company registered in England and Wales (the “**Purchaser**”), as the legal entity which will acquire the issued share capital of Target on completion. On 29 July 2021, the European Commission received a notification for the acquisition of sole control over M7 Real Estate Ltd. by the Purchaser within the meaning of Article 3(1)(b) of Regulation 139/2004 on the control of concentrations between undertakings.

The Purchaser is part of the Oxford Properties Group, which is the real estate arm of OMERS Administration Corporation (“**OMERS**”). The Oxford Properties Group is active in the ownership, development and managing of real estate assets and its portfolio consists of premium office, retail, industrial, hotels and multifamily residential properties. The Oxford Properties Group is a multinational corporation headquartered in Canada, with operations throughout North America, Europe, Asia and Australia.

OMERS is the administrator of the Ontario Municipal Employees Retirement System Primary Pension Plan and trustee of the pension funds. OMERS manages a diversified global portfolio of stocks and bonds as well as real estate, private equity and infrastructure investments. Both OMERS and Oxford Properties are multinational corporations headquartered in Canada, with operations throughout North America, Europe, Asia and Australia.

M7 Real Estate Ltd. is an investment asset manager focussing on the real estate sector and, in particular, on pan-European, regional, multi-tenanted commercial real estate. The M7 business is headquartered in the UK. It has over 220 employees in 15 countries and territories and manages over 610 retail, office and industrial properties with a value around €4.1 billion. The Target identifies value-add opportunities for investors in the smaller, multi-let sector and typically aggregates numerous individual assets to form larger portfolios.