EUROPEAN COMMISSION

Brussels, 21.2.2022
C(2022) 1157 final

PUBLIC VERSION

Warburg Pincus LLC
450 Lexington Avenue
New York, NY 10017
United States of America

Oxford Properties Group
One Raffles Quay, #41-01 North Tower
Singapore 048583

Subject: **Case M.10601 – WARBURG PINCUS / OXFORD PROPERTIES / HALE**
Commission decision pursuant to Article 6(1)(b) of Council Regulation (EC) No 139/2004[1] and Article 57 of the Agreement on the European Economic Area[2]

Dear Sir or Madam,

1. On 26 January 2022, the European Commission received notification of a proposed concentration pursuant to Article 4 of the Merger Regulation by which Warburg Pincus LLC (''Warburg Pincus'', USA) and Oxford Properties Asia Holdings I Pte. Ltd. (''Oxford Properties'', Canada) acquire within the meaning of Article 3(1)(b) of the Merger Regulation joint control over the whole of Hale Capital Group Pty Ltd (''Hale'', Australia) by way of purchase of shares.[3]

2. The business activities of the undertakings concerned are:

   – for Warburg Pincus: a global private equity firm active in a variety of sectors, including consumer, energy, financial services, healthcare, industrial and business services, real estate and technology.

---

1 OJ L 24, 29.1.2004, p. 1 (the 'Merger Regulation'). With effect from 1 December 2009, the Treaty on the Functioning of the European Union ('TFEU') has introduced certain changes, such as the replacement of 'Community' by 'Union' and 'common market' by 'internal market'. The terminology of the TFEU will be used throughout this decision.

2 OJ L 1, 3.1.1994, p. 3 (the 'EEA Agreement').

3 Publication in the Official Journal of the European Union No C 69, 10.2.2022, p. 13.

Commission européenne, DG COMP MERGER REGISTRY, 1049 Bruxelles, BELGIQUE
Europese Commissie, DG COMP MERGER REGISTRY, 1049 Brussel, BELGIË

Tel: +32 229-91111. Fax: +32 229-64301. E-mail: COMP-MERGER-REGISTRY@ec.europa.eu.

– for Oxford Properties: the ownership, development and managing of real estate assets. Oxford Properties belongs to the real estate arm of OMERS Administration Corporation, the administrator of the Ontario Municipal Employees Retirement System Primary Pension Plan and trustee of the pension funds.

– for Hale: the development and managing of a portfolio of industrial real estate investments in the Asia-Pacific region.

3. After examination of the notification, the European Commission has concluded that the notified operation falls within the scope of the Merger Regulation and of paragraph **5(a)** and **(b)** of the Commission Notice on a simplified procedure for treatment of certain concentrations under Council Regulation (EC) No 139/2004.[4]

4. For the reasons set out in the Notice on a simplified procedure, the European Commission has decided not to oppose the notified operation and to declare it compatible with the internal market and with the EEA Agreement. This decision is adopted in application of Article 6(1)(b) of the Merger Regulation and Article 57 of the EEA Agreement.

For the Commission

(Signed)
Olivier GUERSENT
Director-General

4 OJ C 366, 14.12.2013, p. 5.