

## Representative Legal Matters

Elizabeth Mifsud

### Private Real Estate

- Advised Gaw Capital Partners on the formation of numerous fund vehicles, co-investment vehicles, joint ventures and separate accounts, including Gateway Capital Real Estate Fund VII, its flagship USD 2.3 billion Asia Pacific-focused real estate fund, the first pan Asia fund to 'onshore' to Asia and adopt dual Hong Kong and Singapore partnerships and its predecessor and Gateway Capital Real Estate Fund VI (USD 2.2 billion with a further USD 800 million of sidecar commitments).
- Advised Gaw Capital Partners on the formation of separately managed account for Qatar Investment Authority (QIA). The seed portfolio consists of a total of 32 residential assets located in major Japanese cities. The SMA launched with fund commitments of JPY 27,162,500,000 (approx. USD 213 million).
- Advised Gaw Capital Partners on the formation of a joint venture with a sovereign fund and Allianz Real Estate to acquire the DUO Tower and DUO Galleria, a premium grade-A office asset with ancillary retail in Singapore, for approx. SGD 1.6 billion.
- Acted for Cambium Grove Capital in connection with structuring, formation and successful closing of two separate investment vehicles (2023 and 2024) relating to the acquisition of a chain of traditional Japanese ryokans and the second a sizable hotel in Japan.

### Private Credit

- Advised Gaw Capital Partners on the formation of separately managed account for a large middle eastern sovereign wealth fund with an exclusive USD 200 million mandate focused on private credit backed by luxury Hong Kong real estate.
- Advised Gaw on the formation and successful closing of its first credit fund, Gaw Credit Fund I (target USD 150 million) focused on private credit backed by real estate in Hong Kong, Australia and South Korea.

### Private Equity

- Advised a newly established high-profile sovereign wealth fund on its unprecedented HKD 22.4 billion (USD 2.9 billion) investment vehicle focused on innovation and technology investments. In 2022, we completed the entity's first USD 500 million separate account mandate with Baring Private Equity Asia and in 2023 advised it on two further USD 300 million separate accounts with high profile global asset managers Sequoia Capital China (Hong Shan) and GLP's Hidden Hill Investments. In 2024 we have acted on two additional separate accounts co-investing alongside emerging managers.
- Acted for a major European oil and gas multinational in negotiations as an anchor investor in a Carbon Neutrality & Energy Transition Fund established as Hong Kong private partnership and managed by one of mainland China's largest providers of wealth management and

investment management services. The Fund is targeting aggregate capital commitments of USD 1.5 billion and will invest in eight categories of investments that facilitate decarbonisation, carbon neutralisation and carbon peaking industry including transportation electrification, hydrogen, electric vehicle charging as well as carbon capture, utilization and storage.

- Advised a Japanese financial institution on cornerstone investment (USD 320 million) into a private offshore fund established to acquire aircraft financing and leasing companies.

## **Venture Capital**

- Advised independent investment manager, Pleiad Investment Advisors, on the formation and successful closing of its debut closed-ended fund, Pleiad-Minerva Japan Growth Opportunities LP, a JPY 15 billion technology-focused growth private fund. Subsequently also advised on formation of co-investment opportunities.
- Represented Cambium Grove Capital an Asia-based asset management platform that invests in alternative credit, private equity and special situation opportunities, on the formation of multiple project-specific vehicles for the purposes of acquiring growth equity and technology businesses across Asia, including RELX International (China), Didi (China) and Meesho (India).

## **Digital Assets**

- Advised on the launch of GPTX Premium Plus SP, the first of a planned platform of funds established to take advantage of GPTX's expertise in digital asset trading. The initial Portfolio will invest the majority of its assets in traditional financial instruments and Virtual Assets, with a focus on Top 20 Coins. The portfolio offers significant liquidity to investors new to Virtual Asset investing.

## **Investor representation**

- Represented various institutional investors, including prominent sovereign wealth funds, pension funds, fund-of-fund and other financial institutions, on their alternative investments into private equity, real estate and other fund vehicles as well as on their secondary transactions involving the acquisition or sale of interests in a variety of fund vehicles.

Prior to joining Baker McKenzie:

- Advised Quadrant Private Equity on the establishment of its seventh fund, raising AUD 850 million.
- Advised Anchorage Capital Partners, a private equity firm focusing on special situations and turnaround investment in the Australian, New Zealand and Southeast Asian markets, on the first and final AUD 250 million closing of Anchorage Capital Partners II.
- Advised CAIDAO Wealth, a Hong Kong-based independent asset management firm offering global and Asia-specific investment strategies to international investors via managed accounts.
- Advised Swiss-Asia Asset Management on Hong Kong SFC licensing, managed accounts, hedge fund establishment and the acquisition of another SFC licensed entity.



- Advised Equis Funds Group, a Singapore-based private equity manager, on the establishment of Soleq, a co-investment between an existing Equis fund and several European-based institutional investors.
- Advised CITIC Securities International Investment Management (HK) Ltd. on the establishment and listing of the China New Economy Fund Ltd. (HK.80), the first such listing of an investment fund under Chapter 21 of the Listing Rules of the Hong Kong Stock Exchange since 2004.
- Advised CCB International, China's fourth largest bank, on the establishment of a wholesale fund designed to qualify as a 'complying investment' for the purposes of the Australian Significant Investor visa (Subclass 188).
- Advised China Alpha Investment Management on the establishment of China Alpha II Fund (USD 250 million), China Alpha Focus Fund (USD 22.5 million) and Pan Global Alpha Fund (USD 60 million).
- Advised China Alpha on its first joint venture with CITIC Securities and subsequent establishment of the CITIC Securities Alpha Leaders Fund (USD 185 million).