



**BUREAU  
VERITAS**

## CASE STUDY

# SOVEREIGN WEALTH FUND: COMMERCIAL DUE DILIGENCE

## BUILDING & INFRASTRUCTURE

### BUSINESS CHALLENGE

A unit of private-equity giant EQT AB sold a portfolio of U.S. industrial real estate in a deal valued at \$6.8 billion, including debt. The buyer, an Asian sovereign-wealth fund, purchased 328 industrial facilities totaling 70.5 million square feet and is one of the highest prices ever paid for U.S. industrial property, the latest sign of strength in the market for the warehouses and distribution centers that are the backbone of the e-commerce boom. The properties serve major population centers, including the New York, Chicago and Los Angeles regions, and air-cargo hubs in places such as Memphis, Tenn., and Louisville, Kentucky.

### SCOPE OF WORK

**BV Client:** Sovereign Wealth Fund (buyer)

**Industry Type:** Warehouse and Distribution Centers

**Services Provided:** Phase 1, PCA, Seismic Risk Assessments, Roof Assessments - in person and via drone deployment, and Capital Planning

**Size & Location:** 328 Facilities, 70.5 million square feet

### BV SOLUTION

BV performed Phase 1, PCA, Seismic, Roof Assessments, and Capital Planning services to manage the acquisition due diligence process. Phase 1, PCA, Seismic Risk Assessments, Drone Roof Assessments, and Capital Planning were performed. The client relied on BV's skilled professionals to ensure organizational structure and provide the due diligence was done in a timely, thorough manner.