CommonWealth REIT Form DFAN14A February 18, 2014

# UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

## **SCHEDULE 14A**

Proxy Statement Pursuant to Section 14(a) of the

**Securities Exchange Act of 1934** 

Filed by the Registrant " Filed by a Party other than the Registrant x

Check the appropriate box:

- " Preliminary Proxy Statement
- " Confidential, for Use of the Commission Only (as permitted by Rule 14a-6(e)(2))
- " Definitive Proxy Statement
- x Definitive Additional Materials
- " Soliciting Material Pursuant to §240.14a-12

# **COMMONWEALTH REIT**

(Name of the Registrant as Specified In Its Charter)

**CORVEX MANAGEMENT LP** 

KEITH MEISTER

RELATED FUND MANAGEMENT, LLC

RELATED REAL ESTATE RECOVERY FUND GP-A, LLC

#### RELATED REAL ESTATE RECOVERY FUND GP, L.P.

#### RELATED REAL ESTATE RECOVERY FUND, L.P.

RRERF ACQUISITION, LLC

**JEFF T. BLAU** 

RICHARD O TOOLE

DAVID R. JOHNSON

JAMES CORL

**EDWARD GLICKMAN** 

PETER LINNEMAN

JIM LOZIER

KENNETH SHEA

EGI-CW HOLDINGS, L.L.C.

DAVID HELFAND

SAMUEL ZELL

(Name of Person(s) Filing Proxy Statement, if other than the Registrant)

Payment of Filing Fee (Check the appropriate box):

- x No fee required.
- " Fee computed on table below per Exchange Act Rules 14a-6(i)(1) and 0-11.
  - (1) Title of each class of securities to which transaction applies:
  - (2) Aggregate number of securities to which transaction applies:
  - (3) Per unit price or other underlying value of transaction computed pursuant to Exchange Act Rule 0-11 (set forth the amount on which the filing fee is calculated and state how it was determined):
  - (4) Proposed maximum aggregate value of transaction:

(5)	Total fee paid:
Fee 1	paid previously with preliminary materials.
,	r
	ck box if any part of the fee is offset as provided by Exchange Act Rule 0-11(a)(2) and identify the filing for which the offsetting fee paid previously. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing.
(1)	Amount Previously Paid:
(2)	Form, Schedule or Registration Statement No.:
(3)	Filing Party:
(4)	Date Filed:

The following presentation was delivered today to Institutional Shareholder Services:

The Choice Is Clear Presentation to CWH Shareholders February 18, 2014

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Introduction

Sam Zell & David Helfand Have Joined Corvex/Related s Slate of Nominees Mr. Zell is willing to serve as Chairman of the Board, if so appointed by the new Board

Mr. Zell is the current Chairman of Equity Residential, Equity LifeStyle Properties, Covanta Holding Corporation and Anixter International Inc. and the former Chairman of Equity
Office

**Properties** 

Trust
(formerly
the
largest
REIT
in
the
U.S.)
Mr. Helfand is willing to serve as CommonWealth s CEO, if so appointed by the new Board
Mr. Helfand is Co-President of EGI and has previously served as Executive Vice
President and Chief Investment Officer of Equity Office Properties Trust and President
and CEO of Equity LifeStyle Properties
Mr. Zell and Mr. Helfand bring exceptional investment, real estate and public company
credentials
to
an
already
highly
qualified
slate
of
nominees
(1)
Mr. Zell and Mr. Helfand plan to bring to the Company their highly qualified and experienced management team to execute on a value-driven strategy and utilize their expertise in turning around underperforming assets
(1)
Detailed biographies are included in the Appendix Sam Zell is recognized as a founding father of today s public real estate industry after creating three of the most successful REITs in history: Equity Office Properties Trust (EOP), Equity Residential (EQR), and Equity LifeStyle Properties (ELS)

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The Choice Is Clear

CommonWealth Shareholders Have a Choice Between Two Paths

The Portnoys

path of conflicted external management, value destruction, and

the absence of accountability, with which CWH shareholders are all too familiar

OR

Sam Zell s path of aligned internal management and accountability that fosters

the

incentives

G G
critical
in
building
a
successful
company
focused
on
the
long-
term creation of shareholder value
CWH has underperformed for years due to a severe misalignment of
interests in an external
management structure through which the Portnoys effectively control CWH despite owning
virtually no stock, with the fees they pay themselves through RMR being their only meaningful
economic interest in the Company
Not surprisingly, CWH's stock generated a cumulative total return of a mere 7% over a nearly
16-year
span
(1)
during
which
time
CWH
paid
RMR
approximately
\$800
million
(2)
in
fees
In glaring contrast, Sam Zell's track record speaks for itself: Mr. Zell created 3 of the most successful REITs in history
As evidenced in the chart on the following page, we believe Mr. Zell's chairmanship of EOP,
EQR, ELS has unquestionably maximized value for shareholders over the same 16-year
period in which CWH generated 7% returns
We believe the choice could not be more clear
(1)

From 7/7/1997 (the earliest date on which the Zell-chaired REITs and CWH were all public) to 2/25/2013 (the last trading da

2013 RMR fees reflected annualized YTD 9/30/2013 figures. Q3 2013 RMR fees include fees paid by SIR to make the figure

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The Choice Is Clear: Value Creation

Sam Zell s Unrivaled Track Record for Value Creation

**Total Return Performance** 

Zell-Chaired REITs vs. CWH vs. RMR Fees

(1)

Total returns through February 25, 2013, the day prior to Related and Corvex s initial 13-D filing.

(2)

2013 RMR fees reflected annualized YTD 9/30/2013 figures. Q3 2013 RMR fees include fees paid by SIR to make the figure Sources: Company filings, SNL

(1)

(2) Cumulative total returns Zell-Chaired REITs **CWH** Variance Timeframe **EOP** 368% 103% (265%) 7/7/1997 - 2/9/2007 **EQR** 422% 7% (415%) 7/7/1997 - 2/25/2013 **ELS** 574% 7% (567%) 7/7/1997 - 2/25/2013 4 (\$100) \$0 \$100 \$200 \$300 \$400 \$500 \$600 \$700 \$800 (100%)0% 100% 200% 300% 400% 500% 600%700% 800%1997 2000

EQR ELS

Cumulative RMR

Fees

EOP:

368%

CWH: 7%

EQR:

422%

ELS:

574%

Cumulative RMR

fees since

1997: \$791 million

(2)

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The Choice Is Clear: Alignment of Interests & Accountability
Board & Management Focused on Increasing Shareholder Value
Sam Zell and David Helfand fully support efforts to maximize value at CommonWealth for all shareholders and see an

attractive opportunity CommonWealth uniquely suited to their expertise in leading public real estate companies and in turning around underperforming assets. Their philosophy includes: A core operating principle of aligning interests between company leadership and shareholders conviction that an internal management structure promotes incentives to build successful companies for the long-run creation of shareholder value, while external management structures are suboptimal given inherent conflicts of interest A belief that shareholders deserve good

governance, transparency and accountability from company leadership A belief that public company s fiduciary responsibility to its shareholders is paramount Led by Sam Zell, our highly qualified nominees offer shareholders a choice to elect an accountable and properly aligned board charged with being their

advocate

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The Choice Is Clear: Good Governance

With Good Governance Shareholders Will Always Have A Choice

We are concerned about any attempts to preclude shareholder rights, and our companies are free of such impediments.

-Sam Zell, Corvex/Related Press Release, February 11, 2014

With good corporate governance, shareholders will be able to hold their board and

managers

accountable

without having to spend exorbitant sums litigating for the right to do so if shareholders disapprove of our slate s performance, they can simply nominate to replace them at the next Annual Meeting The core governance principles below are necessary underpinnings to good governance: Annual elections for all Trustees beginning at the 2014 Annual Meeting (no staggered board)

Plurality vote for contested elections

A conventional notification process for trustee nominations and other important Company

i.e., elimination of unreasonably burdensome ownership/holding period requirements and other procedural roadblocks

No changes to these provisions without a shareholder vote business

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The Choice Is Clear: Highly Qualified Independent Board

There Is No Comparison

Note: SNH: Senior Housing, HPT: Hospitality Properties Trust, SIR: Select Income REIT, GOV: Government Properties Income

The Portnoy Board

Zell-Chaired Slate of Nominees

Barry Portnoy Sam Zell

Managing

Trustee,

CWH, SNH, HPT, SIR, **GOV** Majority Owner, Chairman, RMR Managing Director, Five Star Quality Care, Inc., Managing Director, TravelCenters of America LLC Chairman, Equity Residential Chairman, Equity LifeStyle Properties Founder and Chairman, Equity Group Investments Chairman, Equity International Chairman, Covanta Holding Corporation Chairman, Anixter International Former Chairman, Equity Office Properties Trust Adam Portnoy David Helfand Managing Trustee, CWH, SNH, HPT, SIR, **GOV** Minority Owner, Director, CEO, President, RMR Co-President, Equity Group Investments Founder, President, Helix Funds Former CEO, American Residential Communities Former CIO, Equity Office Properties Trust

Former Managing Director, Equity International Former President, CEO, Equity Lifestyle Properties (all managed by RMR) (all managed by RMR)

The Choice Is Clear: Highly Qualified Independent Board There Is No Comparison (cont.) The Portnoy Board (cont.) Zell-Chaired Slate of Nominees (cont.) Ronald Artinian Jim Corl Trustee, Reserve Funds Trustee, First Real Estate investment Trust of New Jersey Managing Director/Head of Real Estate, Siguler Guff &

Company

Former CIO, Cohen & Steers, Inc.

William Lamkin

Edward Glickman

Partner, Ackrell Capital

Trustee,

HPT,

SIR

Exec. Director, Center for Real Estate Finance Research,

NYU Stern School of Business

Clinical Professor of Finance, NYU Stern School of Business

Executive Chairman, FG Asset Management US

Senior Advisor, Econsult Solutions, Inc.

Ann Logan

Peter Linneman

Former Director, PHH Corporation

Former Chief Credit Officer, Fannie Mae

Emeritus Albert Sussman Professor of Real Estate, Wharton

School of Business

Principal, Linneman Associates

Principal, American Land Funds

Joseph Morea

Jim Lozier

Former Vice Chairman, Managing Director, RBC Capital

Markets-US Equity Markets

Co-founder and former CEO, Archon Group L.P. (wholly

owned subsidiary of Goldman Sachs)

Fred Zeytoonjian

Kenneth Shea

Founder, Former Chairman & CEO, Turf Products, LLC

Trustee

of

**SNH** 

President, Coastal Capital Management LLC

Former Sr. Managing Director, Bear, Stearns Investment

**Banking** 

Note: SNH: Senior Housing, HPT: Hospitality Properties Trust, SIR: Select Income REIT.

(both managed by RMR)

(managed by RMR)

The Choice Is Clear

Timeline and Path

The

Panel

set

forth

the

following

procedures

for
the
new
consent
solicitation:
Request for a record date must have been submitted by February 16, 2014
Corvex and Related submitted a formal request for a record date on February 14, 2014
CWH must establish a record date that falls within 10 business days of the record date request
On February 10, 2014, CWH announced a record date of February 18, 2014,
conditioned on their receipt of the record date request that Corvex and Related have now delivered
In accordance with the Arbitration Panel s interim award our consent solicitation will be
completed no later than March 20, 2014
The Company will have 5 business days to certify the results of the solicitation If the consent solicitation to remove all the Trustees is successful, the officers of CWH
must promptly call a special meeting of shareholders to elect new Trustees to the Board
The
date
of
the
special
meeting
must
be
within
10
to
60
calendar
days
of
the
date
of
notice of such meeting

10 Appendix

Highly Qualified Nominees
Truly Independent Slate
Chairman, Founder, Equity Group Investments ( EGI )
Chairman, Founder, Equity International
Mr.
Zell
maintains
substantial
interests

in and serves as Chairman of four public companies, two of which are **REITs** Equity Residential (NYSE: EQR), the largest multifamily REIT, and Equity LifeStyle Properties (NYSE: ELS), the largest manufactured

home

community

REIT.

He

is

also

Chairman

of

Covanta

Holding

Corporation

(NYSE:

CVA),

an

international

leader in converting waste to energy, and Anixter International (NYSE: AXE), a global supplier of communications and security products.

Mr. Zell also serves as Chairman of two private investment firms, Equity Group Investments, which he founded over 40 years ago, and Equity International. While EGI s roots are in real estate, the firm s investments today span industries and continents, and include interests in real estate, energy, logistics, transportation, media, and health care, among others. Equity International, which Mr. Zell founded in 1999, is a private investment firm focused on building real estate-related businesses in international emerging markets.

Mr. Zell is a member of the President s Advisory Board at the University of Michigan, and with the combined efforts of the University of Michigan Business School, established the Zell/Lurie Entrepreneurial Center. He is also a long-standing supporter of the University of Pennsylvania Wharton Real Estate Center, and has endowed the Samuel Zell/Robert Lurie Real Estate Center at Wharton. Mr. Zell also endowed the Northwestern University Center for Risk Management. Mr. Zell holds a BA and a JD from the University of Michigan.

Sam Zell Candidate for Chairman of CommonWealth

Chairman, Equity Residential, Equity LifeStyle Properties, Covanta Holding Corporation, Anixter International Inc.

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Highly Qualified Nominees

Truly Independent Slate (cont.)

David Helfand Candidate for CEO of CommonWealth

Co-President, Equity Group Investments ( EGI )

Mr. Helfand is currently Co-President of EGI where he oversees all aspects of the firm. He began working with Sam Zell more than 25 years ago, and has worked with him in a variety of capacities since then.

Prior to rejoining EGI in 2012, Mr. Helfand was Founder and President of Helix Funds, where he oversaw the acquisition, management and disposition of more than \$2.2 billion of real estate assets. While at Helix, he also served as Chief Executive Officer for American Residential Communities, a Helix portfolio company.

Before founding Helix, Mr. Helfand served as Executive Vice President and Chief Investment Officer for Equity Office Proper Trust, the largest REIT in the U.S. at the time, where he led approximately \$12 billion of mergers and acquisitions activity. Pri to Equity Office, Mr. Helfand served as a Managing Director and participated in the formation of Equity International. He also held the role of President and Chief Executive Officer at Equity LifeStyle Properties, and served as Chairman of the board s audit committee. His earlier career included investment activity in a variety of asset classes, including retail, office, parking an multifamily.

Mr. Helfand holds an MBA from the University of Chicago Graduate School of Business, and a BA from Northwestern Unive He serves as a member of the Board of Trustees and Executive Committee of National Louis University, as a Director of the Ann & Robert H. Lurie Children s Hospital of Chicago, on the Executive Committee of the Zell/Lurie Real Estate Center at the Wharton School, and on the Board of Visitors at the Weinberg College of Arts and Sciences at Northwestern University.

13 Highly Qualified Nominees Truly Independent Slate (cont.) James Corl

Managing Director and Head of Real Estate, Siguler Guff & Company

James Corl has been a Managing Director at Siguler Guff & Company since 2009, and is the Head of Real Estate. Mr. Corl over Firm s real estate investment activities, setting investment strategy, designing and constructing the portfolio, identifying potent investments, and negotiating investment terms and conditions. Prior to joining Siguler Guff, Mr. Corl spent 13 years in the RE investment industry, most recently as Chief Investment Officer for all of the real estate activities of Cohen & Steers, Inc., a lead in

Lagar Filling. Commonwoodan Filer Form 217 Aver 170
global
real
estate
securities.
While
at
Cohen
&
Steers,
Inc.,
Mr.
Corl
was
directly
responsible
for
over
\$30
billion
of
client
assets
invested in mutual funds and institutional separate accounts around the world. As an Associate with the Real Estate Investmen
group at Credit Suisse First Boston, Mr. Corl was involved in acquiring portfolios of non-performing loans and distressed real
assets for CSFB s Praedium Real Estate Recovery Fund, as well as restructuring troubled real estate companies as publicly tra
REITs.
Edward Glickman
Executive Director, Center for Real Estate Finance Research, <i>New York University Stern School of Business</i>
Clinical Professor of Finance, New York University Stern School of Business
Executive Chairman, FG Asset Management US Senior Advisor Facusult Solutions Inc.
Senior Advisor, <i>Econsult Solutions, Inc.</i> Edward
Glickman
is the
the Executive
Director
of
the Center
Center
for Paul
Real
Estate
Finance  Page 2014
Research
and Clinical
Clinical
Professor
of

Finance

at
New
York
University
Stern
School
of
Business,
and
has
been
a
Professor
at
the
Stern
School
of
Business
since
2006.
Mr.
Glickman
is
also
currently
the
Executive
Chairman
of
FG
Asset
Management
US,
an
alternative
asset
manager
serving
Korean
investors,
and
is
a
Senior
Advisor
for
Econsult Solutions, Inc., an econometric consulting firm. From 2004 to 2012 Mr. Glickman served as President and Chief Ope
Officer
of

the
Pennsylvania
Real
Estate
Investment
Trust,
where
he
oversaw
all
operating
functions
and
was

was

a

member

of

its

Board

of

Trustees. Mr. Glickman has more than 30 years of experience in the real estate and financial services industry having been pre employed by The Rubin Organization, Presidential Realty Corporation, Shearson Lehman Brothers and Smith Barney. Mr. Gli Fellow of the Royal Institute of Chartered Surveyors, a Certified Treasury Professional and a Registered Securities Principal.

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Highly Qualified Nominees

Truly Independent Slate (cont.)

Peter Linneman

Emeritus Albert Sussman Professor of Real Estate, University of Pennsylvania, Wharton School of Business

Principal, Linneman Associates

Principal, American Land Funds

From 1979 to 2011, Dr. Linneman was a Professor of Real Estate, Finance and Public Policy at the University of Pennsylvania School of Business and is currently an Emeritus Albert Sussman Professor of Real Estate there. Dr. Linneman is currently a pr Linneman Associates, a real estate advisory firm, and a principal of American Land Funds, a private real estate acquisition fun

than
35
years
he
has
advised
leading
corporations
and
served
on
over
20
public
and
private
boards,
including
serving
as
Chairman
of
Rockefeller Center Properties, where he led the successful restructuring and sale of Rockefeller Center in the mid-1990s. Dr. I
has won accolades from around the world, including PREA s prestigious Graaskamp Award for Real Estate Research, Wharto
Lurie Real Estate Center s Lifetime Achievement Award, Realty Stock Magazine s Special Achievement Award, and has been seen as the control of
One
of
the
25
Most
Influential
People
in
Real
Estate
by
Realtor
Magazine
and
was
included
in
The
New
York
Observer s
100
Most Powerful People in New York Peol Estate
Powerful People in New York Real Estate.
Jim Lozier

Co-founder and former CEO, Archon Group L.P.

Jim Lozier served as co-founder and CEO of Archon Group L.P. from its formation in 1996 until 2012. Archon, a wholly owned of Goldman Sachs, is a diversified international real estate services and advisory company that under Mr. Lozier s leadership 36,000 assets with a gross value of approximately \$59 billion and over 8,500 employees in offices located in Washington D.C. Angeles,

Dallas,

Boston,

Asia

and

Europe.

Prior

to

the

formation

of

Archon,

Mr.

Lozier

was

an

employee

of

the

J.E.

Robert

Company

and

was

responsible

for

managing

the

Goldman

Sachs/J.E.

Robert

joint

venture

for

two

years.

Mr.

Lozier

directed

the

acquisition

efforts

of

the

joint venture between GS and JER from 1991-1995. Jim has served on the Board of Directors of Dallas CASA (Court Appoint Advocates for Children) since 1999, and currently is on the Executive Committee and is heading CASA s capital campaign.

Highly Qualified Nominees
Truly Independent Slate (cont.)
Kenneth Shea
President, Coastal Capital Management LLC
Kenneth
Shea
is
the
President

of

Coastal

Capital

Management

LLC,

an

affiliate

of

Coastal

Development,

LLC,

a

New

York-based

privately-held developer of resort destinations, luxury hotels and casino gaming facilities. Prior to joining Coastal in September July 2008 to August 2009, Mr. Shea was a Managing Director for Icahn Capital LP, where Mr. Shea had responsibility for prince investments in the gaming and leisure industries. From 1996 to 2008, Mr. Shea was employed by Bear, Stearns & Co., Inc., who a Senior Managing Director and global head of the Gaming and Leisure investment banking department. At Bear, Stearns, Mr. played an active role on over \$55 billion of M&A and capital raising transactions for many of the leading public companies in and leisure sector including Harrah as Entertainment, Inc., Station Casinos Inc., Penn National Gaming Inc., Las Vegas Sands Resorts Ltd., and Carnival Corp. Mr. Shea currently serves on the board of directors of CVR Refining, LP.

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#### Disclaimer

This presentation does not constitute either an offer to sell or a solicitation of an offer to buy any interest in any fund associated (Corvex) or Related Fund Management, LLC (Related). Any such offer would only be made at the time a qualified offer memorandum and related subscription documentation.

The information in this presentation is based on publicly available information about CommonWealth REIT (the Company looking statements, estimates and projections prepared with respect to, among other things, general economic and market condication changes in the composition of the Company is Board of Trustees, actions of the Company and its subsidiaries or competitors, a strategies and plans and pursue business opportunities. Such forward-looking statements, estimates, and projections reflect varianticipated results that are inherently subject to significant uncertainties and contingencies and have been included solely for ill

risks and uncertainties detailed in the continuous disclosure and other filings of the Company, copies of which are available on Commission website at www.sec.gov/edgar. No representations, express or implied, are made as to the accuracy or completen statements, estimates or projections or with respect to any other materials herein. Corvex and Related may buy, sell, cover or investment in the Company for any reason at any time, without notice, and there can be no assurances that they will take any o document. Corvex and Related disclaim any duty to provide any updates or changes to the analyses contained in this documer Shareholders and others should conduct their own independent investigation and analysis of the Company. Except where othe this document speaks only as of the date set forth on the cover page. Permission to quote third party reports in this presentation Additional Information Regarding the Solicitation

Corvex Management LP and Related Fund Management, LLC have filed a definitive solicitation statement with the Securities SEC ) to (1) solicit consents to remove the entire board of trustees of CommonWealth REIT (the Removal Proposal ), and special meeting of shareholders that must be promptly called in the event that the Removal Proposal is successful. Investors an read the definitive solicitation statement and other relevant documents because they contain important information regarding the definitive solicitation statement and all other relevant documents are available, free of charge, on the SEC is website at we the following persons are participants in connection with the solicitation of CommonWealth REIT shareholders: Corvex Management, LLC, Related Real Estate Recovery Fund GP-A, LLC, Related Real Estate Recovery Fund GP, L.P., Related RRERF Acquisition, LLC, Jeff T. Blau, Richard O Toole, David R. Johnson, James Corl, Edward Glickman, Peter Linneman Holdings, L.L.C., David Helfand and Samuel Zell. Information regarding the participants in the solicitation and a description of security holdings or otherwise, to the extent applicable, is available in the definitive solicitation statement filed with the SEC of been neither sought nor obtained.

No. 1 thereto filed on February 13, 2014.