



Partners Group
Passion for Private Markets

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Press release

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Partners Group provides mezzanine in EUR 125 million German property portfolio refinancing

Partners Group, the global private markets investment manager, has provided EUR 34 million in mezzanine financing on behalf of its clients to support the EUR 125 million refinancing of a mixed-use commercial property portfolio in Germany. Pbb Deutsche Pfandbriefbank provided a senior loan of EUR 91 million.

The real estate portfolio is managed by Alpha Real Capital LLP and consists of 29 retail and logistics properties located across Germany with a highly diversified tenant base. The refinancing closed earlier in April 2015 and will support a value creation strategy focused on re-gearing short term leases, reducing vacancy levels and carrying out property-specific value add initiatives.

Paolo Bortolotti, Vice President, Private Real Estate Debt, Partners Group, comments: "This transaction was a great opportunity to work together with another leading European real estate lender to provide financing to a portfolio of properties with strong cash flows operated by an experienced sponsor. Partners Group's mezzanine solution provided the necessary flexibility to meet complex requirements and was structured at attractive terms for our clients."

About Partners Group

Partners Group is a global private markets investment management firm with EUR 37 billion (over USD 40 billion) in investment programs under management in private equity, private real estate, private infrastructure and private debt. The

firm manages a broad range of customized portfolios for an international clientele of institutional investors. Partners Group is headquartered in Zug, Switzerland and has offices in San Francisco, Houston, New York, São Paulo, London, Guernsey, Paris, Luxembourg, Milan, Munich, Dubai, Mumbai, Singapore, Shanghai, Seoul, Tokyo and Sydney. The firm employs over 750 people, is listed on the SIX Swiss Exchange (symbol: PGHN) with a market capitalization of over CHF 8 billion and a major ownership by its partners and employees.

About Alpha Real Capital LLP

Alpha Real Capital LLP ("Alpha") is an international funds management group focussed on value-added investing in global real estate and other asset-backed markets. Headquartered in London, Alpha operates an international network of offices in the UK, Europe and Asia with an 80 plus strong professional team. Alpha has in excess of GBP 1 billion of assets under management. More information can be found at: www.alpharealcapital.com.

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