

## PRESS RELEASE

### **BF.real estate finance Advises Globe Trade Center on the Bank Financing for the Residential Portfolio Acquired from Peach Property Group**

- Consulting mandate comprises the financial analysis of the portfolio and coordination of the banks involved
- BF.real estate finance manages entire bank finance end in debt advisory role
- Collaboration in future financing transactions planned

**Stuttgart, 10 January 2025** – BF.real estate finance GmbH, a real estate project financing specialist, assisted Globe Trade Center S.A. (“GTC”) with one of Germany’s biggest real estate transactions in 2024 in which GTC Paula S.A.R.L., a wholly owned subsidiary of GTC, acquired a majority interest in a portfolio of 5,200 residential units from Peach Property Group AG via a share deal with a total volume of 448 Million Euros. The acquisition was funded through 185 Million Euros of bank loans, a new senior secured loan for 190 Million Euros from two debt funds and the issuance of participating notes of almost 42 Million Euros.

During the acquisition, BF.real estate finance has been advising GTC in financing issues, analysing the portfolio and coordinating the bank financing arrangements. In addition to classic bank loans, the overall debt financing package is supposed to include subsidised loans from the KfW development bank.

The GTC Group is a leading real estate investor and developer focusing on Poland, Hungary and national capitals in Central, Eastern and Southern Europe. Founded in 1994, the company is domiciled in Warsaw and listed on the Warsaw stock exchange. By purchasing this portfolio, GTC has now entered the German market. Further acquisitions in collaboration with BF.real estate are in the planning pipeline.

Fabio Carrozza, Managing Director of BF.real estate finance, commented: “We have been noticing for some time that foreign investors are positioning themselves to invest in the German real estate market. In our opinion, real estate prices have more or less bottomed out in certain segments, and a growing number of lucrative buying opportunities for real estate investors like GTC are emerging as a result.”

Zsolt Farkas, Chief Strategy Officer of GTC, said: “By acquiring the Peach Property portfolio, we seized an opportunity to enter Germany’s residential real estate market while also expanding our real estate portfolio further and diversifying it in a pinpoint approach. With BF.real estate finance on board, we have a financing advisor on the ground who is thoroughly familiar with the market and who understands our needs. We look forward to the further collaboration with BF.real estate finance.”

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## **About BF.real estate finance**

BF.real estate finance is an independent specialist for consultancy, structuring and brokerage involving residential and commercial real estate financing arrangements (real estate debt advisory). To this end, BF.real estate finance relies on a wide network of the most diverse finance partners, and therefore has access to every available financing component along a given capital structure: debt, mezzanine or equity capital and possible hybrid variations thereof.

Clients of BF.real estate finance include renowned contractors, developers, (listed) property companies and real estate funds, on one hand, as well as banks, mezzanine lenders, whole-loan providers, insurance companies, pension funds and family offices inside and outside Germany, on the other hand. BF.real estate finance operates branch offices in Stuttgart, Berlin and Munich.

The company is a subsidiary of BF.direkt AG. The group as a whole arranges lending volumes of more than 1.5 billion euros annually, and employs 50 staff today. The group's services range from the brokerage of real estate financing arrangements (BF.real estate finance) to private debt investments (BF.capital), real estate leasing (CoRE Solutions), agency and trustee services (BF.agency), debt and transaction advisory (BF.asset solutions) and all the way to the restructuring of real estate financing (Nova Fides). Total assets under the management of BF.direkt AG exceed a value of two billion euros.