

## **Peaksid raises €160 million equity for PREF IV fund in first closing**

- **Target & hard cap of €350 million**
- **Focus on distressed and value-add investments in Germany**
- **Strong deal pipeline**

Frankfurt, 8. Februar 2021 – Peaksid Capital Advisors AG („Peaksid“) has raised €160 million in equity in the first close of the Peaksid Real Estate Fund IV (PREF IV), which corresponds to 80 percent of the equity base of the predecessor fund. The capital stems from institutional investors and family offices across Europe.

Overall, Peaksid plans to raise around €350 million of equity for a total investment volume including debt of up to €900 million for PREF IV. Target IRR is set at 15 percent net p.a. The focus of the fund lies on German real estate investments impacted by pricing dislocations and opportunities with value-add potential within a price range of between €30 million and €150 million per investment.

Stefan Aumann, Managing Partner at Peaksid, says: “We are especially proud that almost all investors of the predecessor fund PREF III have also committed to the first close of the fourth iteration. Returns in both funds II and III are significantly above expectations, affirming the trust the investors put in our products.”

Frank Schäfer, Managing Director and Head of Business Development, adds: “With PREF IV, we will continue our successful active value-add strategies. As the first in the series, the fund meets the German 'real estate quota' criteria. Together with the advancement of our sustainability strategy, we are thus systematically expanding our investor base.” Peaksid had signed the UN Principles for Responsible Investment (UNPRI) last year.

Only in January, Peaksid announced the sale of a commercial building in Berlin’s Steglitz district, the last property from the so-called “Theodor portfolio”, from PREF III. Since then, another asset in Frankfurt was divested, marking the fourth successful sale of the total of six investments in PREF III.

### **Strong pipeline and additional opportunities in the second half of the year**

For PREF IV, one asset is already under exclusivity and further acquisitions are in the pipeline. Peaksid expects more investment opportunities from the current crisis to surface in the second half of 2021.

Boris Schran, Managing Partner at Peakside, says: “In the current environment, we are of course specifically looking at investments in the logistics and residential sectors. At the same time, we are expecting several opportunities coming out of market distortions in the wake of the COVID-19 pandemic, particularly in the retail and hotel sectors, and specifically for assets which lend themselves to conversion into office or residential use. Failed auctions or project developments with additional (re-)financing needs also offer attractive opportunities. Despite the increase of people working from home, we still believe in office as an asset class. Our pipeline is broad and filled accordingly.”

The company itself came through the past year quite well. Boris Schran comments: „Of course transaction and leasing processes have slowed down also for us. But at the same time, we experienced a strong resilience in our tenant base.”

## **About Peakside**

Peakside Capital Advisors AG is a European investment manager. The private-equity company manages assets worth over EUR 1.4 billion on behalf of institutional investors. Peakside implements differentiated investment strategies tailored to specific investor needs, ranging from core to value-add and opportunistic investments in commercial and residential assets and has in total acquired assets worth EUR 4.1 billion. Peakside’s investment spectrum includes single properties, developments as well as portfolios, distressed debt and real estate operating companies. The firm employs a team of more than 30 professionals in its offices in Frankfurt, Zug, Warsaw, Prague and Luxembourg.

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