

Press release

KINGSTONE Debt Advisory GmbH and DZ PRIVATBANK S.A. launch sustainable real estate debt fund

Erlangen, 16 December 2021 – KINGSTONE Debt Advisory GmbH (KDA) – a Joint Venture of Pegasus Capital Partners GmbH and KINGSTONE Capital Partners GmbH – and DZ PRIVATBANK S.A. in Luxembourg have issued the real estate debt fund, "FOCUS Mezzanine Germany I". The fund is registered as an article 8 fund in accordance with the Sustainable Finance Disclosure Regulation (SFDR) and is the first subfund to the "KINGSTONE Debt Opportunities S.A. SICAV-RAIF" umbrella fund.

The target size for the closed-end Alternative Investment Fund (AIF), "FOCUS Mezzanine Germany I" amounts to a gross asset value (GAV) of EUR 150 to EUR 200m. The fund will be investing through mezzanine loans and whole loans in residential and commercial real estate developments and portfolio properties with appreciation potential in strong business locations throughout Germany. The fund structure is geared particularly to meet the regulatory requirements of savings banks and credit unions. Subscriptions are possible from an amount of EUR 3m.

The investment focus of "FOCUS Mezzanine Germany I", at around 50 percent, is on residential real estate. The remaining 50 percent of the financing portfolio is planned for commercial real estate – primarily offices. The credit commitments of the fund range between EUR 10 and EUR 30m. KDA has already gained the first seed-investors from savings banks and credit unions. KDA takes responsibility as the investment advisor for the vehicle. DZ PRIVATBANK S.A. acts as the custodian, transfer and registration office. Its wholly owned subsidiary, IPConcept (Luxembourg) S.A., assumes responsibility for administration as Alternative Investment Fund Manager (AIFM).

"Besides our range of real estate funds, our debt-investment platform provides institutional investors access to the regulated mezzanine and whole-loan sector", says Dr. Tim Schomberg, Managing Partner of KDA. "With DZ PRIVATBANK S.A. and IPConcept (Luxembourg) S.A., we have found the ideal partners for our mezzanine fund, which is especially geared to the needs of banks. Thanks to decades of expertise, both companies enjoy enormous confidence throughout the entire banking sector and are familiar with all reporting requirements, as well

as the risk management demands of the banks. We look forward to a long and fruitful partnership with more products to come", adds Markus Mayer, Managing Director of KDA.

About KINGSTONE Debt Advisory

KINGSTONE Debt Advisory GmbH is a Joint Venture of Pegasus Capital Partners GmbH and KINGSTONE Capital Partners GmbH. The company links mezzanine competence with first-class capital and partnership networks of its shareholders. KINGSTONE Debt Advisory's field of business encompasses portfolio, transaction and asset management for institutional investment vehicles in the regulated debt environment, in which they act as investment advisor, sales agent and credit servicer.

About DZ PRIVATBANK S.A.

DZ PRIVATBANK S.A. (Frankfurt, Luxembourg, Zurich) is one of the leading Despositary Banks for the fund industry in the German-speaking market at its locations. DZ PRIVATBANK acts as a Full Asset-Servicer for funds in the departments of Accounting and Depositary, Transfer Agency and legal Supervisory. The Assets under Custody amount to 178,4 bn. EUR (date of 31st Oct, 2021). Fund initiators are invited to set-up their funds with our full-range of services, our Management Companies IPConcept (Luxemburg) S.A. and IPConcept (Schweiz) AG are available at client's proposal.

Press contact

Sven Klimek

Feldhoff & Cie. GmbH

Telephone: +49 (69) 2648677- 235

Mobile: +49 159 0167 6721

Email: sk@feldhoff-cie.de