

For Immediate Release  
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## **Phoenix Property Investors' Exit of Project Raleigh A Mezzanine Loan for a Residential Property in Windsor, Melbourne**

We are pleased to announce the eighteenth successful exit for the firm's opportunistic fund, Phoenix Asia Real Estate Investments VI, L.P. ("Fund VI").



This investment is a secured, second-ranking loan facility to a Melbourne-based, experienced private real estate developer, that specializes in the residential and living sectors. Our investment was originally structured as a preferred equity investment in a residential build-to-sell project with our capital used in the acquisition and early stages of the project. Our partner subsequently wished to explore a change of use to build-to-rent. During this change of use phase, the Fund converted its preferred equity investment into a second ranking mezzanine loan secured against the property.

Fund VI entered the deal due to several factors: the strength of the residential sector in Melbourne Australia, the property's strong location, and the extensive experience of the developer.

The developer successfully repaid the Fund's mezzanine loan on 15<sup>th</sup> November 2024.

### **About Phoenix Property Investors**

Phoenix Property Investors is an experienced, independently owned and managed private equity real estate investment group. Founded in 2002, Phoenix has an extensive track record of creating value and delivering results for its investors and stakeholders by investing in high-quality real estate opportunities in the residential, retail, office and commercial sectors across 18 first-tier Pan-Asian cities, assisted by its network of seven Asia-Pacific offices including Hong Kong, Tokyo, Seoul, Shanghai, Singapore, Sydney and Taipei.

Phoenix invests on behalf of global institutional investors; including sovereign wealth funds, public and corporate pension plans, foundations, university endowments, insurance companies and important family offices.

For more details, please visit [www.ppinvestors.com](http://www.ppinvestors.com).