

For Immediate Release
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Phoenix Property Investors' Exit of a Loan Facility Secured by a Logistics Park in Victoria, Australia

We are pleased to announce the seventeenth 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 private real estate developer. The developer was founded by common shareholders of one of Victoria's largest privately owned greenfield residential developers. The funding was used to assist the developer with the land purchase of the Eastern Parcel of the O'Herns Logistics Park in Epping, Victoria, and the construction of initial off-site infrastructure works of a multi-staged logistics land development.

Fund VI entered the deal due to several factors: the strength of the industrial property market in Australia, the property's prime industrial location, the high quality of the borrower, additional guarantor support, and the Development Approval which significantly mitigated the project's risks.

Phoenix Property Investors provided a 15-month loan extension during the term to allow the developer to have additional time to complete the off-site infrastructure works on the site in exchange for an additional extension fee payment and an increase of the initial fixed interest rate. The borrower successfully repaid the mortgage loan facility on August 2, 2024, which was several months before maturity.

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.