

## DEBT FINANCING (WHOLE LOAN & MEZZANINE FINANCING)

For developers and property owners

### WHO ARE WE?

Silvertown Investment Management GmbH (SIM) invests in the way of direct allocation of Whole Loans as well as mezzanine capital via fund structures to developers and property owners.

Active in the market of real estate and loan portfolio transactions since 2006

Fully integrated investment and asset manager with currently around 30 employees

Offices in Frankfurt, Hamburg, Essen, Munich and New York and partner offices in Berlin and Athens

Currently over 60 properties in Asset Management and EUR 0.5 billion in Loan Management



### WHAT IS BEING FINANCED?

- SIM acts as an investor in debt investments and as an advisor to SIM's Real Estate Funds and capital partners, providing Senior and Subordinated financing to developers and property owners in Europe. The focus is on investments in the German-speaking region (DACH region).
- This involves financing developments and properties, such as new constructions, redevelopments, refinancing, repositioning or turnaround projects. A minimum of 5% is required from the initiator.
- The funds generally grant Whole Loans and Mezzanine Capital with a volume per project of EUR 3 to 30 million. Any financing requests in excess of this are usually handled with our capital partners. Financing is provided for the Real Estate asset classes residential, office, retail, logistics, hotel, social Real Estate and car parks in good, established or developing locations.

### REQUIREMENTS & REQUIRED DOCUMENTS

INITIATOR	LOCATIONS	TYPE OF USE	DOCUMENTS
<ul style="list-style-type: none"> <li>▪ Extensive track record</li> <li>▪ Proof of sufficient equity capital resources of the company and for the respective project</li> <li>▪ Adequate proof of creditworthiness via Creditreform, Bundesbank (Federal Bank) or other renowned rating agencies</li> </ul>	<ul style="list-style-type: none"> <li>▪ DACH region with focus on Germany</li> <li>▪ Large and medium-sized cities &gt; 20k inhabitants</li> <li>▪ Good, established or developing locations</li> </ul>	<p>Primary:</p> <ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Office</li> <li>▪ Retail</li> <li>▪ Logistics</li> </ul> <p>Secondary:</p> <ul style="list-style-type: none"> <li>▪ Microapartments/ Student Housing</li> <li>▪ Hotel</li> <li>▪ Health Care</li> <li>▪ Car parking</li> </ul>	<ul style="list-style-type: none"> <li>▪ Exposé including company and project information</li> <li>▪ Project calculation (net costs) and rental income calculation</li> <li>▪ Proof of equity financing or proof of possible exit through forward funding</li> <li>▪ Statement of the land register</li> </ul>

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