

PRESS RELEASE

ADVENTUM INTERNATIONAL ACQUIRES POZNAN FINANCIAL CENTER FROM PEAKSIDE CAPITAL

- **Last divestment for Peaksid value-add separate account**
- **Second tallest building in Poznan at 91 metres height**
- **First investment for the Adventum QUARTUM real estate fund**

Poznan, 8 July 2019. Adventum International, a Malta based boutique investment fund manager, has acquired the 18,000 sqm landmark and multi-award-winning office building Poznan Financial Center from Peaksid Capital Advisors. The 16-storey, A-class office tower is fully leased to tenants such as Santander Bank, Medcover and Sonalake.

The transaction represents a milestone for both parties: It marks the final divestment for a value-add separate account managed successfully by Peaksid. For Adventum, the acquisition is the first investment in the CEE region under its Adventum QUARTUM real estate fund.

Christopher Smith, heading the transaction with Peaksid, commented that the sale is another successful transaction for Peaksid in Poland and opens the company up to further investment activities in the country. “We will reinvest the freed capital in new opportunities in logistics and other asset classes. After successfully repositioning the asset over the past three years, we are glad to have found in Adventum a highly professional partner with a clear vision for the property.”

Andras Marton, director at Adventum International commented: “Our goal as a Mid-Cap fund manager is to further expand in the CEE region, where we have unparalleled experience in Poland, Hungary, Czechia and Romania. Under the Adventum QUARTUM fund which we recently launched we aim to deploy 250 million euro in the next 12 months in office and retail properties with special focus on Poland. We are glad to have undertaken the first such transaction with Peaksid, a renowned fund manager.”

The Poznan Financial Center is located in the Stare Miasto district. Just on the outskirts of the historic city centre, it offers easy access to local amenities such as restaurants, cafés, shops or parks. Several bus and tram stations are in the immediate vicinity; the Poznan Główny rail station is just over one kilometre away. Completed in 2001, the building was last refurbished between 2015 and 2018.

In the transaction, GreenbergTraurig advised the seller; BSWW, Value4Real, Zerafa Advocates and Deloitte the purchaser.

Adventum Group, a group of boutique investment fund management companies focused on Central European real estate investments was founded in 2006 and is entirely owned by the management. It has been operating under the Alternative Investment Fund Managers Directive with fund management companies established in Valletta and Budapest, and a total AuM in excess of EUR 250 million. The Group's personnel includes highly experienced real estate professionals with CFA, NRW and MRICS qualifications with a combined investment experience of 70+ years. The management has so far executed investments in the CEE region over a total value of EUR 1.5bn.

Peaksid Capital Advisors AG is a European investment manager which specialises in challenging real estate. The private-equity company manages assets worth over EUR 1.0bn on behalf of institutional investors. Peaksid implements differentiated investment strategies tailored to specific investor needs, ranging from Core to Value-Add and Opportunistic. Peaksid's investment spectrum includes not only individual properties but also portfolios, distressed debt and real estate operating companies. The firm employs a team of more than 30 professionals in its offices in Frankfurt, Warsaw, Prague and Luxembourg.

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