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Real Estate Finance

November 2013

Recent Real Estate Finance transactions

Bulgaria

- Eurobank as arranger, together with National Bank of Greece, Alpha Bank and Eurobank and their Bulgarian subsidiary banks as lenders and hedge providers, in the EUR 51 million project finance of the Sofia South Ring Mall for sponsors Seasonal Maritime and Fourlis.
- Hareon (China) in putting in place a security package for EUR 95 million financing provided by the Chinese Development Bank for the construction of 50MW PV plant in Bulgaria.
- Tishman Management International on one of the biggest investment projects in Bulgaria for the development of a multi-purpose mix of offices, logistics and storage facilities and hotel buildings (the Sofia Airport Centre Project), including on EUR 59 million financing provided by Raiffeisen Zentralbank Österreich AG and the security package provided by the Bulgarian and foreign companies.
- UniCredit on a EUR 70 million senior refinancing loan for a real estate portfolio in Bulgaria held by Landmark.
- UniCredit on the development of a large shopping center in Sofia, Bulgaria.
- Oesterreichische Volksbanken on the restructuring of the project Mall in Plovdiv.
- Europa Capital on the sale and leaseback executed with Immorent with regard to the sale of Sredets Retail Park and on the financing of the acquisition of Retail Plovdiv Park.

Croatia

- Erste Bank on investment finance for GTC's office building in Zagreb.
- Poseidon Group on the development of a EUR 140 million shopping centre near Split.
- UniCredit on a syndicate financing EUR 130 million development of a shopping centre.
- EBRD on restructuring of a EUR 34 million financing for the development of a shopping centre.
- EBRD on restructuring of a EUR 68 million financing for the development of a shopping centre.
- IFC on providing EUR 50 million loan to a Croatian company for development of retail stores.

Czech Republic

- UBM in relation to the financing for a residential project in Špindlerův Mlýn.
- A fund managed by Aerium Group on the EUR 181 million refinancing of a shopping centre portfolio, comprising 13 properties across the Czech Republic, Poland and Slovakia.

Hungary

- Erste Bank on the refinancing of several restructurings of office buildings, shopping centres as well as hotels and residential properties.
- CIB on the refinancing and restructuring of a 5* hotel in Budapest. This transaction has been the largest luxury hotel refinancing and restructuring in the country.
- MKB on several property financings in Hungary and the region.
- Bluehouse, a major Greek investor on the acquisition and financing of the "E" unit at Infopark (first innovation and technology park of CEE) from IVG Hungary as well as on the acquisition and financing of a mall from Tesco.
- A consortium of Banks consisting of CIB, Raiffeisen, MKB, Erste Bank and OTP on the restructuring of the financing of a major shopping mall in Budapest.

Poland

- Apollo-Rida on the EUR 650 million refinancing of a commercial property portfolio comprising 28 shopping centres, retail parks and hypermarkets across Poland.
- Deutsche Pfandbriefbank and Landesbank Hessen-Thüringen Girozentrale on the financing of a portfolio of logistics centres located across Europe (including among others Poland and the Czech Republic).
- Bank Pekao on the financing of the construction of an office building in Warsaw designated to be the new seat of Polkomtel.
- Aareal Bank on the financing of the purchase of a prestigious Holland Park office building in Warsaw.
- Allied Irish Banks and Bank Zachodni WBK on the restructuring (refinancing) of loan facilities granted to acquire and develop a number of commercial properties in various cities in Poland.
- UniCredit on the restructuring of 4 office buildings in Warsaw owned by CA Immo.

Romania

- Erste Bank, as lead arranger, on the EUR 100 million project refinance of the City Gate 'twin towers' office development in Bucharest for GTC Group.
- UniCredit on the project finance of the construction and operation of Phase I of the Cotroceni office development for AFI Europe.
- Banca Comerciala Romana (Erste Group) on the restructuring of the EUR 105 million project finance of the Silver Mountain hotel, residential and leisure complex in Poiana Brasov for INR Developments.
- Eurobank and National Bank of Greece Group, as arrangers, in the restructuring of EUR 150 million project financings of two ERA Shopping Centres in Iasi and Oradea for Argo Fund.
- Hypothekenbank Frankfurt on the restructuring of EUR 250 million facilities for two shopping malls and an office tower in Bucharest, for Anchor Group.

Russia

- UniCredit on a USD 205 million financing of the Ducat III office building in Moscow.
- Marfin Popular Bank on a USD 30 million facility to EG Logistics Ltd to finance a logistics centre in the Moscow region.
- Areal Bank on a USD 647 million structured syndicated loan to a Russian-based developer to refinance existing debt, and the financing of new projects in Russia, secured by 16 real estate properties.
- Eurohypo on a USD 450 million secured property financing of five Marriott and Holiday Inn hotels in Moscow.
- Eurohypo on a USD 200 million financing of a shopping centre in Samara, the bank's first financing outside the Moscow and St. Petersburg regions.

Serbia

- Alpha Bank in its EUR 68 million refinance of the Delta Group's acquisition of real estate and energy assets from the Government.
- Erste Bank on construction finance for GTC's Block 19 office building in Belgrade
- EFG Eurobank, National Bank of Greece, Piraeus Bank and UniCredit on a EUR 122 million syndicated loan facility for development of USCE, Serbia's largest shopping mall.
- Hypo Alpe Adria Bank International on the restructuring of EUR 100+ million real estate loan portfolio in Serbia and Montenegro.
- UniCredit on a EUR 90+ million loan facility for development of Airport City Belgrade, the largest office park in Serbia.

Slovakia

- Hypothekenbank Frankfurt on the restructuring loans provided for financing of real estate throughout Slovakia.
- Bawag P.S.K. Leasing Group on the financing of the P1 Industrial Park Project in Bratislava.
- BZ Group on the financing the development of the 'HORSE' business centre in Poprad.

Ukraine

- Deutsche Pfandbriefbank on a USD 140 million term refinancing of an acquisition of a major shopping centre in Kyiv, Ukraine and its further extension.
- Bank of Cyprus on a USD 67.5 million financing of a mixed-use (hotel, office, commercial) project in Kyiv, Ukraine and potential facility assignment.
- EuroHypo on the EUR 75 million refinancing of the construction of a major office building in Kyiv.
- A leading European bank on EUR 68 million financing of the largest shopping, exhibition, office centres in Odessa.

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