

Press Release



DEUTSCHE
PFANDBRIEFBANK

pbb provides £81 million financing to Harbert European Real Estate Fund IV

- Facility finances acquisition of Eastgate Shopping Centre in Inverness, Scotland

Munich/London, 20 August 2015 – pbb Deutsche Pfandbriefbank has provided a £81 million facility to a subsidiary of Harbert European Real Estate Fund IV, LP which is advised by Harbert European Fund Advisors Limited. It closed in August 2015.

The facility finances the acquisition of a regional shopping centre located in the city of Inverness, Scotland. The centre was developed in two phases with a major extension opening in 2002. The site is immediately adjacent to Inverness railway station and current occupancy is at almost 100%.

Charles Balch, Head of Real Estate Finance International, UK & CEE at pbb Deutsche Pfandbriefbank, said: "We are delighted to be providing financing to Harbert for their purchase of this shopping centre. Harbert is an existing client of the bank and the deal shows the Bank's commitment to support Harbert's expansion plans. Equally, the subject transaction represents further expansion of the Bank's portfolio secured on regional assets and evidences pbb's appetite to provide financing for assets outside London."

Scott O'Donnell, Senior Managing Director of Harbert Management Corporation (Europe) LLC said: "The Eastgate Shopping Centre is a dominant institutional quality asset that will deliver solid cash-on-cash returns from acquisition whilst offering significant potential upside going forward. We are pleased to work again with pbb Deutsche Pfandbriefbank who have been supportive of our strategy of acquiring well located defensive assets."

Media Contacts:

pbb Deutsche Pfandbriefbank

Walter Allwicher, +49 89 2880 28787, walter.allwicher@pfandbriefbank.com

Oliver Gruß, +49 89 2880 28781, oliver.gruss@pfandbriefbank.com

Harbert Management Corporation (Europe) LLC

David King, +44 207 408 4129, dking@harbert.net

Notes to Editors:

pbb Deutsche Pfandbriefbank (www.pfandbriefbank.com) is a specialist bank for commercial real estate finance and public investment finance. The regional focus is on Germany as well as Great Britain, France and Scandinavia plus other selected European countries. The bank plays an important role in supplying credit to the real estate industry and supports the public sector with financing for projects and measures designed to improve public infrastructure.

Deutsche Pfandbriefbank AG
Corporate Communications
Freisinger Strasse 5
85716 Unterschleißheim/Germany



DEUTSCHE
PFANDBRIEFBANK

In real estate financing, pbb's range of services is targeted at professional national and international real estate investors such as real estate companies, institutional investors, real estate funds as well as SMEs and customers with a regional focus in Germany. The focus is on the less volatile real estate types, including offices, retail properties, apartments and logistics. pbb focuses on medium to large-scale financing arrangements, and offers its customers local expertise and international know-how.

Harbert Management Corporation (HMC), an alternative asset management firm with approximately \$4.4 billion in assets under management as of August 1, 2015, is a privately owned firm formed in 1993 to sponsor alternative asset investment funds. HMC serves foundations and endowments, pension funds, financial institutions, insurance companies, fund of funds, family offices and high net worth individuals across multiple asset classes. Investment strategies include European and US real estate, independent power, venture capital, mezzanine debt, and private equity. Additional information about HMC can be found at www.harbert.net.