

Press Release

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Paris (France) - Shift-Capital advises Perial AM's SCPI PFO on the financing of a 31,000 sqm office portfolio in Germany and the Netherlands

SHIFT CAPITAL advises SCPI PFO on the financing of an €83 million 31,000 sqm office portfolio. This portfolio presents four assets- one in Essen, Germany, and the other three in Utrecht (2) and Amersfoort (1) in the Netherlands.

Created in 1998, PFO, with a capitalisation of about €790 million, mainly focuses on diversifying its assets to reduce rental-generated risks.

This diversification is typological, with investments in the office sector - whose operations are tied to economic cycles other than those of the hospitality sector - and geographical, with projects throughout the Eurozone, including Germany, Italy, the Netherlands, and Spain.

PFO implements an ESG Best-in-Progress strategy which requires reaching the ESG threshold score when acquiring new assets.

Shift Capital advised SCPI PFO on structuring and raising the €50m financing (namely an LTV ratio of 60%) which was carried out with a German bank, along with the negotiation's terms & conditions as well as the process of setting up the financing within the boundaries of a constrained schedule.

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