

CASE STUDY No.6

BRIDGING FINANCE



BACKGROUND

- An unlisted industrial property trust with significant assets required a bridging finance solution to refinance some debt prior to an IPO of the fund.
- CVC provided a bridging loan facility to assist the Fund.

STRUCTURE

- The bridging loan was provided as a mezzanine loan.

MANAGEMENT ACTIVE APPROACH

- Management undertook significant due diligence on the property portfolio and the corporate capital structure of the Fund in order to get comfortable around the investment.
- The loan approval was granted in a quick turnaround with the funds being deployed soon thereafter.

PERFORMANCE

- The Fund was successfully listed on the ASX and the loan was fully repaid as forecast.

TRANSACTION	CHARACTERISTICS	INVESTMENT SIZE	INVESTMENT PERIOD	FORECAST INVESTMENT IRR
BRIDGING LOAN	DEBT	\$10 MILLION	6 MONTHS	+20%