

Banor Special Situations fund ends fund-raising phase

London, 22 January 2019. **BANOR CAPITAL** - Banor Capital can announce that the Banor Special Situations (**BSS**) fund closed its fund-raising phase at the end of December 2018 with initial capital of over €55 million. The closed fund launched in May 2018 specialises in investments in distressed prime real estate. BSS will have three years to invest the capital.

The fund is reserved for professional investors. It was created to exploit post-crisis opportunities which the fund manager, **Lorenzo Guidi**, has identified among the illiquid distressed assets on the market. Typically, real estate assets and/or mortgages are bought from managers of non-performing loans or directly from banks through auctions and bankruptcy proceedings.

The target return for the fund's investors (net of management fees) is about 10-12% a year.

The investment strategy is based on the following three main pillars.

1. The first focuses on mortgage loans or individual real estate assets. The fund manager does not view large portfolios as advisable because at this time it is a strategy, he believes, that risks generating many errors.

2. Second, only assets underlying high-quality real estate and/or loans are considered. The manager sees an opportunity in Italy to buy them at values deemed to be considerably lower than market prices. These assets usually have great potential to grow in value and are attracting interest from both Italian and non-Italian clients. The strategy adopted goes against the trend and requires managers to be very selective, because most of the stock of NPLs in the banking system consists of small-scale loans.

3. Lastly, the focus is on a small-medium market segment with transaction values of €1-15 million.

“We view this as a very interesting segment because it allows us to position ourselves above the level normally reached by private investors and below the level where the big foreign funds invest”, explains Lorenzo Guidi, manager of the BSS fund. “In this sector, we’ve identified numerous very appealing investment opportunities since the fund began operating in May 2018. We’ve already started investing, and have concluded seven transactions totalling €10 million.

“The fund holds great appeal, that of Italy and of the many opportunities that are just waiting to be discovered”, underscores **Giacomo Mergoni**, CEO of Banor Capital. He adds that “Lorenzo’s aim is to grasp the possibilities offered by these unique objects with great expertise and a broad vision of the property market, which is not limited to physical assets. The initial transactions have been concluded successfully and give us reason to be optimistic about future deals”.



For more information: www.banor.it Banor SIM Press Office

Mymediarelation Srl

Via Emilio Motta, 17
20144 Milano

Marco Messori

Mobile +39.335.598.58.09

messori@mymediarelation.it
ssori@mymediarelation.it

Sara Vola

Mobile +39.366.755.48.26

vola@mymediarelation.it



Banor Capital - Press, Marketing & Communications

Marcella Tabacchini, +44 (0) 752 5816607, Marcella.Tabacchini@banorcapital.com

.....

BANOR CAPITAL LTD is a UK-based independent investment management firm authorised by the Financial Conduct Authority. The firm was set up by a team of financial professionals who have been working together for over 17 years. The firm specialises in value strategies and manages sub-funds for Banor SICAV and Aristeia SICAV, two families of Luxembourg-based UCITS IV umbrella funds distributed in Italy and other European countries. To these can be added the Reserved Alternative Investment Fund (RAIF), a Luxembourg-based SICAV that includes the Banor Special Situations fund. The “fundamentals” approach is the strong point in Banor Capital’s strategy. Disciplined research and meticulous risk management have made Banor Capital’s range of products extremely competitive and enabled them to achieve significant results in their categories as the best 1, 3 and 5-year funds. The firm currently has over €1.6 billion in assets under management. Banor Capital is increasingly, and specifically, incorporating issues around responsible investment in its philosophy and has signed up to the Principles for Responsible Investment. The firm is constantly engaged in researching and implementing environmental, social and governance practices, with the aim of helping to generate a widespread culture of investment sustainability.