

## ANNOUNCEMENT



### SORA CAPITAL LAUNCHES UK REAL ESTATE STRATEGY WITH *EQUITY LIKE* MEZZANINE PLACEMENT FOR THE ACQUISITION OF EDINBURGH ASSET

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February 1, 2023

United Kingdom - Sora Capital is pleased to announce placement for the acquisition of the Orchard Brae, a mixed use office and housing building in Edinburgh, for a total investment consideration of GBP 18.6 MM.

Edinburgh benefits from having a highly educated growing work-force, strong economic fundamentals and robust rental demand which contribute to being one of the cities with the lowest vacancy rates for office space in the world, with the technology sector being a key contributor of office take-up in Edinburgh City Center.

This is Sora's first transaction in the UK of a broader debt and equity strategy targeting GBP +100 MM worth of UK Real Estate Assets to capitalize on the dislocation in the market and a strong pipeline of value opportunities.

Anchored by a highly-demanded mature business-friendly environment, Sora identifies potential for value opportunities in UK real estate underpinned by underlying macro and secular trends that could contribute to attractively priced opportunities in the region. In spite of the UK experiencing a rapid slowdown stemming from the combination of a contracting economy, high inflation and rising interest rates, the UK is well positioned to withstand this market environment and experience long-term growth, in our view.

#### **About Sora Capital**

Sora Capital is a global alternative investment firm conceived to deliver superior returns. Sora seeks to create long-term value for investors across a diverse range of asset classes such as Private Equity, Real Estate and Alternative Credit. With presence in 5 countries and assets under management in excess of USD 1.5 BN, Sora is committed to making positive impact and driving economic growth by strategically allocating capital and collaborating with stakeholders to bolster long-term value. Anchored by its value-driven investment framework and approach, Sora delivers a unique value proposition to stakeholders.