



## **Fintex strikes new institutional partner**

By Daniel Lanyon on 14th February 2019

The firm has joined forces with Europa to expand its property lending program.

Alternative credit investor Fintex Capital has onboarded a new institutional partner, Europa Capital, and expanded a new structured portfolio of financing within its UK real estate lending business.

Fintex Capital has now grown its managed assets to c.\$150m across different lending strategies in the UK, US and Continental Europe. The vast majority of this is funded by institutional capital and family offices with Europa its latest partner.

Europa Capital has, since 1995, raised nine real estate funds and committed to over 130 transactions totalling more than €11bn across 19 European countries.

Prior to the deal with Europa, Fintex originated and warehoused a loan portfolio with the senior financing now coming from Europa Capital and the junior financing from Fintex. The underlying portfolio consists exclusively of senior loans secured on UK residential properties via registered first-charge mortgages. These assets were, Fintex says, independently valued at between c.£250k and c£800k per property, with an average property value of c.£500k.

Following this transaction, Fintex continues to manage the lending activity as program manager and security trustee for the Senior and Junior lenders.

Robert Stafler, CEO of Fintex, says more and more institutional investors are seeking secure, private credit exposures in fixed income portfolios. "Especially in times where bond markets are unpredictable and the returns they offer low," he said.

"Fintex was created to address their needs: capital preservation, low volatility, consistent income and attractive yields in meaningful size. We look forward to working closely with the professional team at Europa."