



For Immediate Release

Contact:

Alex J. Stockham
Rubenstein Communications
(213) 537-0017
astockham@rubenstein.com

Rick Matthews
Rubenstein Communications
(212) 843-8267
rmatthews@rubenstein.com

Paladin Realty Announces Vivienda PC II Homebuilding Platform

2nd Middle-Income Housing Joint Venture with Grupo Caral Expands the Firm's Presence in Lima, Peru



Lima, Peru, February 12, 2014 – Paladin Realty Partners, LLC, a leading real estate investment fund manager focused on Latin America, announced today that it has completed an equity investment in the newly created homebuilding joint venture called “Vivienda PC II”. This is the firm’s second partnership with Grupo Caral that is focused on developing for-sale housing targeting middle-income homebuyers in Lima, Peru and other large cities in the country. The venture

will initially be capitalized with \$16 million of equity and is expected to develop projects with a total projected sales value of \$75 million. This new investment was made by affiliates of Paladin Realty’s fourth institutional fund focused on Latin America, which closed in 2013 and has made six commitments to date.

Vivienda PC II is the second time Paladin Realty has partnered with Grupo Caral, a joint venture partner in the firm’s Latam III fund, and a recognized leader in Lima’s homebuilding market. Vivienda PC II’s projects are expected to be capitalized with approximately 30% equity and 70% buyer deposits and mortgages. There are currently a

number of projects under evaluation for inclusion in the platform.

“This new residential venture comes at a very exciting time for us and for the Peruvian market,” said Alejandro Krell, Managing Director of Paladin Realty and head of its investment activities in South America excluding Brazil. “The country’s favorable demographics, rising prosperity and growing demand for modern housing present a compelling investment opportunity. Grupo Caral has been a great partner over the last several years in our Latam III fund and we’re excited to continue our relationship with them in Latam IV through this Vivienda PC II venture.”

“We look forward to continuing our relationship with Paladin Realty through this new joint venture,” said Raphael Simpson, Founding Partner and General Manager of Grupo Caral. “Demand is growing for the type of middle-income housing this venture will focus on. Paladin Realty has been a great partner of ours. With their resources and our local expertise, we believe this new joint venture is well-suited to capitalize on this opportunity.”

About Paladin Realty

Founded in 1995, Paladin Realty Partners, LLC is a leading institutional real estate fund manager focused on Latin America. For more than 15 years, the firm has invested in the planned development of over 25,000 residential units, commercial properties, and select opportunistic situations, totaling over US\$5 billion of projected total cost and located in Brazil, Colombia, Peru, Mexico, Chile and other countries across the region. Paladin Realty is headquartered in Los Angeles, CA, with offices in Brazil, Mexico, Colombia, Argentina and New Jersey.

For more information, please visit www.paladinrp.com.

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