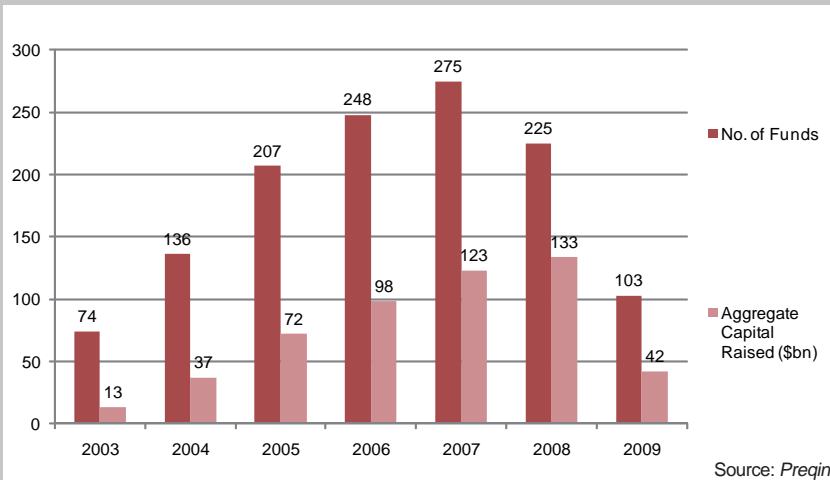


# Preqin Research Report

## Private Equity Fundraising Results: 2009 Investor Survey for 2010 (1)

Fig. 1: Private Equity Real Estate Fundraising by Year: 2003 - 2009



As Fig. 1 shows, fundraising in 2009 was at its lowest since 2004, when 136 private equity real estate funds closed, raising an aggregate \$37bn worldwide. In 2009, 103 funds closed, raising an aggregate \$42bn. This is down by \$91bn from 2008, when 225 funds raised an aggregate \$133bn. Opportunistic vehicles raised the most capital in 2009, with an aggregate \$19bn. Value added funds raised an aggregate \$12bn, and debt funds an aggregate \$8bn. The lowest quarterly period for fundraising during the year was Q3 2009, when 23 funds closed with an aggregate \$7bn. This was the lowest aggregate figure since the \$6bn closed in Q3 2004. The largest private equity real estate vehicle to close in 2009 was Blackstone Real Estate Partners Europe III with €3.1bn. The fund invests in opportunistic markets in Europe. Preqin's investor survey conducted

at the end of 2009 shows that fundraising should improve in 2010. Although 38% of private equity real estate investors stated that it was unlikely that they would commit to a fund in 2010, 47% said it was likely that 2010 would see them commit to the private equity real estate market. A further 15% of investors cited fund investments in 2010 as a possibility. As Fig. 4 highlights, the majority of capital committed to PERE in 2009 went to primarily value added or opportunistic focused funds. Fig. 5 shows that 73% of PERE investors stated value added funds as a preference, and the same percentage stated opportunistic funds as a preference. Significantly more investors are interested in debt and distressed funds than were in 2008, suggesting that these markets will continue to rise in prominence over the coming year.

Fig. 2: Private Equity Real Estate Fundraising by Quarter: Q1 2003 - Q4 2009

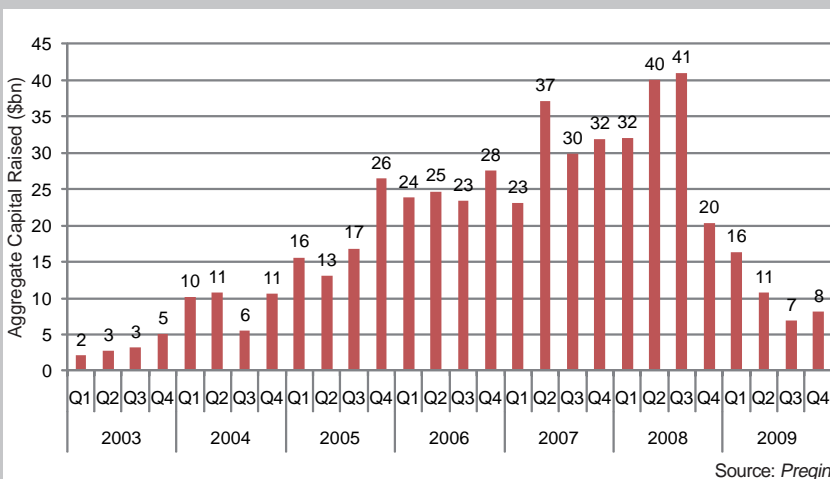
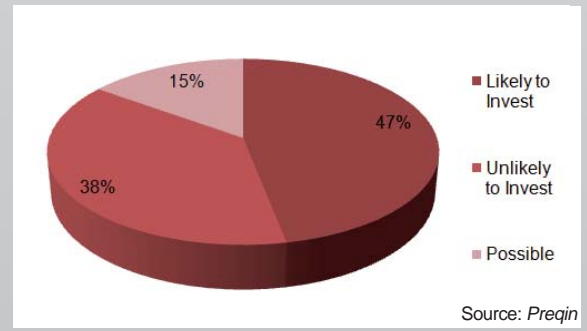
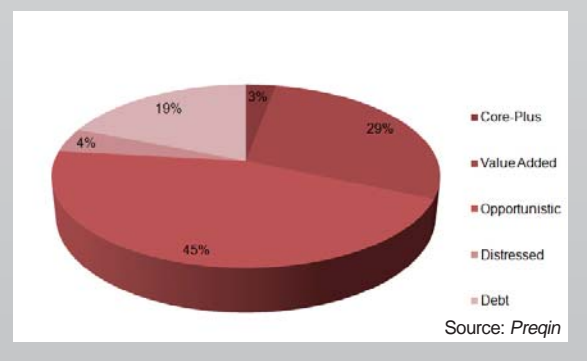


Fig. 3: Split of Investors by Likelihood of Committing to Private Equity Real Estate in 2010



“...fundraising in 2009 was the lowest since 2004 ...”

Fig. 4: Split of 2009 Private Equity Real Estate Capital Raised by Strategy



Preqin provides information, products and services to private equity real estate firms, fund of funds, investors, placement agents, law firms, advisors and other professionals across six main areas:

- > Fund Performance
- > Fundraising
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# Preqin Research Report

## Private Equity Fundraising Results: 2009

### Investor Survey for 2010 (2)

Many investors will seek to benefit from the dislocated real estate markets and gain access either via debt- or distressed-specific funds or via opportunistic and value added funds incorporating these other strategies into their focus.

#### Data Source

The information in this research report, is taken from Preqin's Real Estate Online product. To find out more information about this product, or to register for a demo please visit:

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Fig. 5: Private Equity Real Estate Fund Strategy Preferences of Investors

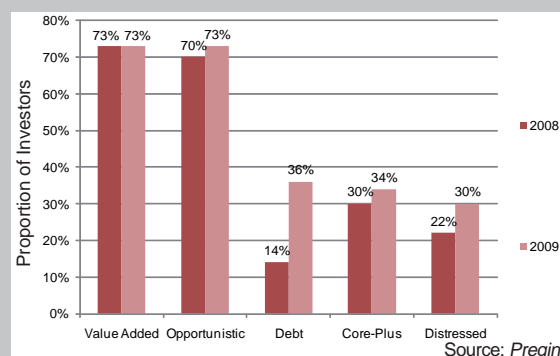


Fig. 6: 10 Largest Private Equity Real Estate Funds Closed in 2009

| Fund   | Firm  | Size (mn)  | Strategy                                     | Focus                       |
|--|---|------------|--|-----------------------------|
| Blackstone Real Estate Partners Europe III               | Blackstone Real Estate Advisors                     | 3,116 EUR  | Opportunistic                                | Europe                      |
| Goldman Sachs Real Estate Mezzanine Partners             | Goldman Sachs Real Estate Principal Investment Area | 2,630 USD  | Debt   | US                          |
| Orion European Real Estate Fund III                      | Orion Capital Managers                              | 1,280 EUR  | Debt, Opportunistic                          | West Europe                 |
| Walton Street Real Estate Fund VI                        | Walton Street Capital                               | 1,700 USD  | Debt, Distressed, Opportunistic, Value Added | North America, Asia         |
| Cerberus Institutional Real Estate Partners (Series Two) | Cerberus Real Estate Capital Management             | 1,250 USD  | Debt, Opportunistic                          | US                          |
| Stockbridge Real Estate Fund III                         | Stockbridge Real Estate Funds                       | 1,150 USD  | Opportunistic, Value Added                   | North America, Europe, Asia |
| DLJ Real Estate Capital Partners IV                      | DLJ Real Estate Capital Partners                    | 1,100 USD  | Opportunistic                                | North America, Europe, Asia |
| Rockwood Capital Real Estate Partners Fund VIII          | Rockwood Capital                                    | 964 USD    | Value Added                                  | US                          |
| daVinci Japan Real Estate Partners V                     | KK DaVinci Advisors                                 | 75,000 JPY | Opportunistic                                | Japan                       |
| Fudo Capital II  | CLSA Capital Partners - Fudo Capital                | 815 USD    | Value Added                                  | Asia                        |

Source: Preqin

## 2010 Preqin Global Real Estate Report



The 64 page 2010 Preqin Global Real Estate Report provides the ultimate guide to the latest occurrences in the global private real estate market. In addition to providing a detailed commentary and analysis covering all aspects of the industry, the publication also includes thousands of historical statistics allowing for recent developments to be placed in context.

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