PRESS RELEASE
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ATLANTIC PACIFIC CAPITAL

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# Marquee Capital Closes Programmatic JV with $400 Million Investment Capacity

*Atlantic-Pacific Capital served as exclusive financial advisor*

**NEW YORK / LONDON / HONG KONG —** Atlantic-Pacific Capital, Inc. ("APC") served as the exclusive financial advisor to Marquee Capital ("Marquee") in the formation of a programmatic joint venture (the "Venture") with an institutional investor to acquire and manage anchored retail strip centers across the Midwest. The Venture will provide Marquee with up to $400 million of investment capacity, including leverage, across two equity tranches. The initial $70 million equity tranche will be deployed to recapitalize select Marquee-owned assets and to fund near-term pipeline acquisitions.

The Venture will target institutional-quality neighborhood and power centers anchored by traffic-generating grocers and national big-box retailers in thriving suburban markets throughout the Midwest. The partnership will focus on assets with a strong credit tenancy profile and opportunities to execute a value-add business plan, including strategic leasing, physical enhancements, and site optimization initiatives.

This transaction is part of APC's continued expansion of its Real Estate Directs business, which is dedicated to raising strategic capital for differentiated real estate investment managers and operators through programmatic joint ventures, recapitalizations, separately managed accounts, and platform-level investments.

**Raed Elkhatib**, President and CEO of APC, stated, "This transaction underscores the strong momentum of our Real Estate Directs business and our commitment to supporting high-quality managers with strategic capital solutions. As the market continues to evolve, we see growing demand for creative partnership-driven structures that align sponsors with scalable institutional capital sources, and we are excited to continue broadening our capabilities in this area."

**Eden Abraham**, Managing Director at APC added, "Marquee has built an exceptional platform with a clear investment strategy, deep market expertise, and a demonstrated ability to create value in the retail space. We are proud to have advised them on this partnership, which positions the company to accelerate growth, scale its portfolio, and execute on a compelling pipeline of opportunities across the Midwest."

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**About Atlantic-Pacific Capital, Inc.** - www.apcap.com
Since its founding in 1995, APC has organically grown into a global organization with an established brand in the private equity community. Over the last 30 years, the firm has executed more than 170 capital raising assignments aggregating over $115 billion for an extraordinary group of alternative asset managers. Typical mandates include private equity, private credit, real estate and real assets fund placements as well as secondary advisory mandates and direct private placements. APC uniquely provides global marketing distribution and project management execution using a focused and customized approach. With experienced professionals located in New York, Stamford, San Francisco, San Juan, London, Barcelona, Dubai, and Hong Kong, APC maintains a global network of trusted relationships with influential institutional investors.

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**About Marquee Capital** - www.marqueecapital.com
Founded in 2008, Marquee Capital is a fully integrated real estate investment and asset management platform which leverages its in-house leasing, accounting, property management, and construction management teams to maximize value at the property level. Marquee is committed to excellence and strategic growth, using its team's expertise in real estate investment and operations to create value for investors while contributing to the communities they serve. The firm currently manages over 2.7 million square feet of anchored retail strip centers across the Midwest, maintaining a top-tier collection of national and regional retail tenants and a portfolio-wide occupancy rate of over 90 percent.