



The Praedium Group, LLC
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The Praedium Group Celebrates 30th Anniversary of First Investment

Firm Thanks Its Investors, Employees and Industry Peers for Their Support Over the Past Three Decades

New York, NY – July 12, 2021 – The Praedium Group (Praedium), a New York-based national real estate investment firm, marked the 30th anniversary of its first investment, which was completed in June 1991.

Since then, the company has completed approximately 400 transactions representing over \$12 billion in capital. In addition, the firm sponsored ten private equity funds and several separate investment vehicles. The company was initially formed as a division of Credit Suisse/First Boston to acquire distressed real estate assets for the bank's proprietary account. In 1994, Praedium became a third-party investment manager affiliated with the bank, and in 1999, Praedium separated from Credit Suisse and has since become an independent privately-held real estate investment firm.

Today, Praedium focuses on investing in multifamily assets in suburban growth markets across the U.S., which brings the company full circle as its first transaction was the purchase of a portfolio of loans secured by multifamily assets. The firm is recognized for its long-term track record in managing and repositioning assets to create value, as well as its expertise in executing complex transactions and its thought-leadership in research on demographic trends that impact rental housing in the U.S.

Known for its entrepreneurial spirit and dedication to prioritizing client objectives, Praedium is comprised of a team of professionals with extensive experience in investing and asset management. The five-member Investment Committee has an average of 30 years of real estate industry experience and has worked together at the firm for an average of 20 years. Recently,

the firm was named Real Estate Fund Intelligence's Multifamily Fund of the Year in 2019,¹ and Praedium was recognized by Globe St./Real Estate Forum as one of 2021's best places to work in commercial real estate.² The company maintains a commitment to increasing diversity and inclusion within the firm and industry, and is also focused on incorporating ESG principles throughout the investment process.

"We're thankful for the relationships we have built over the past 30 years with our clients, employees and industry peers," said Russell Appel, Founding Principal of Praedium.

ABOUT THE PRAEDIUM GROUP

The Praedium Group is a privately held real estate investment firm formed in 1991. Since inception, Praedium has completed approximately 400 transactions representing over \$12 billion in capital. Over the past 30 years, The Praedium Group has sponsored a series of ten private equity funds, as well as several separate investment vehicles. The commingled funds and separate accounts sponsored by The Praedium Group have attracted investors that include public and corporate pension funds, financial institutions, insurance companies, foundations and endowments. For more information, please visit www.praediumgroup.com

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¹ The REFI US Award is based on a two-stage judging process. The first stage addresses the entries' quantitative qualifications and metrics. The second stage ensures data validity and qualitative determination to decide upon the final ranking. REFI US's judging panel is independent and is selected to bring a diverse range of in-depth industry expertise to the entirety of the judging process. The total number of advisers surveyed is five and the percentage of advisers that received a ranking is 40%. Praedium is unaware of any factor that could call into question the validity of the ranking or of any unfavorable rankings of REFI US. Praedium's receipt of this award is in no way indicative of any individual client or investor's experience with Praedium or of the Praedium's future performance.

² The Best Places to Work award recognizes firms for their outstanding performance across areas, such as leadership quality, diversity initiatives, community outreach and family-friendly environments. Praedium's receipt of this award is in no way indicative of any individual client or investor's experience with Praedium or of future performance; however, is indicative of Praedium's senior team's average tenure, commitment to employee collaboration and relationships with vendors that prioritize community outreach.