

NEWS RELEASE



Daniel Kattan
Executive Director
PGIM Real Estate

PGIM Real Estate provides \$25.9M in construction mezzanine financing for Houston industrial storage

NEWARK, N.J., Oct. 26, 2023 – PGIM Real Estate has provided \$25.9 million in construction mezzanine financing on behalf of their structured debt lending strategy to BG Capital and FreezPak for an industrial cold storage property in Houston. PGIM Real Estate is the \$210 billion real estate investment and financing business of PGIM, the global asset management business of Prudential Financial, Inc. ([NYSE: PRU](#)).

PGIM Real Estate's financing is being used for the ground-up development of a cold storage facility, which is 100% leased to FreezPak. The plans for development feature state-of-the-art building specifications, cooling equipment, power, hydrogen fuel cell charging stations, and machinery.

The property is located within TGS Cedar Port, one of the largest master-planned rail and barge industrial parks in the U.S. The industrial park houses several Fortune 500 companies including Walmart, Home Depot, and Sam's Club.

"The industrial and logistics sector continues to be a core competency of PGIM Real Estate's debt platform, and we're pleased to have supported BG Capital and FreezPak's financing needs for this asset near the Port of Houston," said Daniel Kattan, executive director at PGIM Real Estate, who led the deal on the firm's behalf. "We have significant appetite for preferred equity and mezzanine debt for new development and existing assets, and this transaction highlights our active and growing presence in providing structured debt solutions and ability to provide certainty during a volatile time."

ABOUT PGIM REAL ESTATE

With \$210 billion in gross assets under management and administration,¹ PGIM Real Estate provides investors and borrowers access to a range of real estate equity, real estate debt, agriculture and impact solutions across the risk-return spectrum. PGIM Real Estate is a business of PGIM, the global asset management business of Prudential Financial, Inc. ([NYSE: PRU](#)). PGIM Real Estate's risk management approach, execution capabilities and industry insights are backed by a 50-year legacy of investing in commercial real estate, a 140-year history of real estate financing,² and the local experience of professionals in 32 cities globally. Through its investment, financing, asset management and talent management approach, PGIM Real Estate engages in practices that strive to ignite positive environmental and social impact,

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while pursuing activities that seek to strengthen communities around the world. For more information visit pgimrealestate.com.

ABOUT PGIM

[PGIM](#) is the global asset management business of Prudential Financial, Inc. ([NYSE: PRU](#)), a leading global investment manager with more than \$1.2 trillion in assets under management as of June 30, 2023. With offices in 18 countries, PGIM's businesses offer a range of investment solutions for retail and institutional investors around the world across a broad range of asset classes, including public fixed income, private fixed income, fundamental equity, quantitative equity, real estate and alternatives. For more information about PGIM, visit pgim.com.

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¹ As of June 30, 2023. Net AUM is \$133 billion and AUA is \$49 billion.

² Includes legacy lending through PGIM's parent company, PFI.

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PGIM is the primary asset management business of Prudential Financial, Inc. (PFI). PGIM Real Estate is PGIM's real estate investment advisory business and operates through PGIM, Inc., a registered investment advisor.

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