

# THE AUSTRALIAN

## Floats: Garda Capital Group to list boutique wing with market cap

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Garda Capital Group has raised \$16 million and will list on the Australian Securities Exchange.

Boutique house Garda Capital Group has raised \$16 million and will list on the Australian Securities Exchange as one of a new breed of property equity and debt fund managers.

The group will start with a market capitalisation of \$24m and look to grow from its base of running a listed property fund by also pushing deeper into the debt market.

Garda Capital has attracted strong Queensland backing, with Brisbane's Thornton family emerging as a 10 per cent shareholder from the raising.

Major shareholders ahead of the float included chief executive Matthew Madsen, who now holds 20 per cent, while Brisbane-based private investment group M3 holds 35 per cent on the tight register.

Morgans were lead manager to the offer while Talbot Sayer undertook the legal work for the group. Garda was pitched as an integrated real estate business focused on generating operating and investment income from both equity and debt-based property deals.

Mr Madsen said the company would provide shareholders with diversified property investment returns, with additional corporate earnings from its well-established funds management operations and a debt advisory unit.

Garda Capital operates the listed Garda Diversified Property Fund, which owns \$153m of commercial and industrial assets.

The property fund listed on a \$1 issue in July last year and its portfolio was revalued last month at \$1.12 per unit.

“In the current credit constrained environment we are seeing both a reduction in available senior debt and a reducing risk appetite for what credit is being advanced,” Mr Madsen said.

“This in turn is producing an increased demand for debt advisory and greater debt investment opportunities, importantly at reducing levels of gearing.”