

BGO targets £100m UK student platform with new partner post-recap

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Portfolio seeded with two assets recapitalised by private equity firm's secondaries business



- **What** BGO Strategic Capital Partners to create £100m UK student portfolio with partner Orka Investments
- **Why** US investor's secondaries business has cited supply-demand imbalance
- **What next** The portfolio has been seeded with two recapped assets

BentallGreenOak's secondaries business is building a £100m+ student portfolio, alongside a new investment partner, after securing two seed assets, *Green Street News* can reveal.

BGO Strategic Capital Partners – the private equity firm’s platform, which tends to focus on secondaries and co-investment opportunities – has seeded its embryonic UK student portfolio with two assets, which have been recapitalised in joint venture with Orka Investments.

The pair have recapped two purpose-built student accommodation (PBSA) assets in Manchester and Derby. The properties comprise a total 568 beds and are well positioned to benefit from sustained rental growth and operational enhancements, BGO SCP said.

“The UK student housing sector remains one of the most compelling living strategies in Europe”

CHERINE ABOULZELOF, BGO SCP

Oka and BGO SCP plan to build a £100m-plus student portfolio, after noting that the market benefits from international student demand and supply constraints.

BGO Strategic Capital Partners has a history of partnering with small and mid-cap managers, providing innovative capital solutions to execute business plans, recapitalise assets and grow portfolios.

Cherine Aboulzelof, managing director and head of BGO Strategic Capital Partners, said: “The UK student housing sector remains one of the most compelling living strategies in Europe, supported by strong fundamentals and deep institutional demand. We are pleased to partner with Orka Investments on this transaction, which reinforces our focus on high-quality, purpose-built student accommodation assets in attractive university markets.”

Orka is a technology-driven investment advisory firm, founded by Raoul Malhotra and Oskar Sköldbberg in 2020, which uses a club investment model to give investors direct access to real estate opportunities. It sources and manages investments on behalf of global investors and also works in partnerships.

Raoul Malhotra, managing partner at Orka Investments, added: “We are excited to expand our partnership with BGO Strategic Capital Partners on this GP-led recapitalisation. Both assets present strong growth potential, and we look

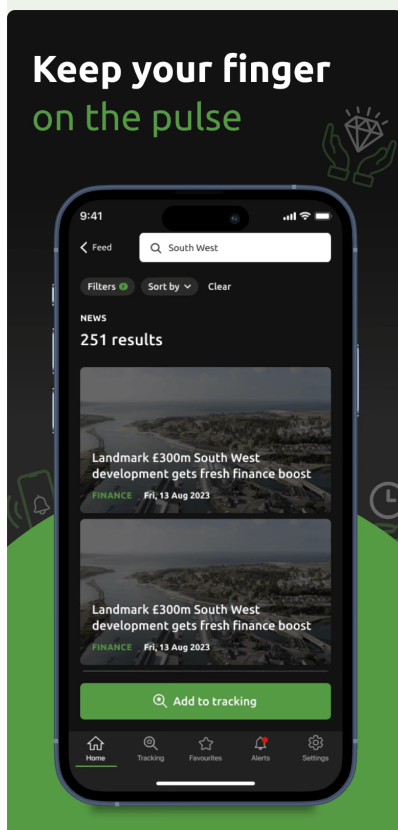
forward to building a successful partnership.”

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