JAMES MATHIAS

PROFILE

Entrepreneurial and investor-focused portfolio manager and capital raiser with extensive experience in leading large cross-border teams to deliver strategic platform growth through delivering innovative investor solutions and driving investment returns. Strong track record of investment strategy and fund development, capital raising and investment across multiple strategies, global regions, countries and property types and across the risk spectrum.
Fiduciary mindset with extensive European market knowledge, a credit focus, with a collegiate and strategic approach. Inclusive leadership style combined with comprehensive technical and analytical skills. Constant dialogue and engagement with leading global and local LPs. Innovative and conceptual thinker, both at "big picture" and the detail level. Comprehensive real estate background across regions and property types.

CURRENT

Senior Portfolio Manager, Real Estate Debt - **PGIM Real Estate, London** (2018 to Present)

- Senior portfolio manager responsible for leading capital raising, investment deployment, strategic portfolio management, asset management, team and product development for both third party and affiliated investors in Europe.
    - $5.5bn AUM in real estate debt across 50+ investments and 10 countries (inc. US).
    - Highly experienced investor across a comprehensive range of investment strategies, markets and property types with $1.25bn annual investment target.
    - Strong track record of winning over $2.3Bn in third party capital for real estate debt investment over the last five years from a range of global institutions.
    - Shared leadership and management of 7-person Origination, 3-person Asset Management and 4-person Portfolio Management teams with additional operational resources.
    - Successfully positioned PGIM Real Estate's European platform as a premier manager for European debt in a highly competitive field.
- Additional recent:
    - Global Core Real Estate (Equity) Fund development (2019-2020).
    - Value Add Real Estate Debt - Australia SCA ($350m, Australia, 2018-2020)

PRIOR

Global Business Development - **PGIM Real Estate, London** (2015 to 2020)

- Leading cross-business teams (inc. as PM) to articulate and build out a comprehensive global product architecture including development and execution of a full range of debt and equity strategies globally.
- Track record of launching industry-leading funds and positioning mandates to win, spanning 7 strategies over 5 years and across 3 continents.
- Global oversight for $24bn PGIM borrowing relationships and debt capital market strategy (2015-2017).

Chief European Underwriter, **PGIM Real Estate, London** (2011 to 2015)

- Responsible for overseeing €9.5bn of equity and debt transaction underwriting and execution in addition to portfolio risk management for direct and indirect investment strategies for all European investment strategies covering a comprehensive range of risk return profiles.

European Portfolio Manager, Real Estate Securities - **PGIM Real Estate, London** (2008 to 2011)

- European Portfolio manager for $200m+ portfolios of Global Securities mandates. Strong track record (including Lipper Award) demonstrating consistent outperformance versus all benchmarks and peers. Promoted from Senior Analyst (position held 2008 – 2009)

Analyst / Assistant Investment Manager, **Smith & Williamson, London** (2004 – 2007)

Intern, **Commerzbank Securities - Capital Markets / Advisory Division** (Summer 2002)

Intern, **Deutsche Asset Management - Global Strategy and Inv. Policy** (2000 – 2001)

MEMBERSHIPS

2023 to Present – **Academy of Real Assets Advisory Council Member (Pending) & Chair, Membership Committee**

2023 to Present – **ULI Office and Mixed Use Council Member**

2013 to Present – **PGIM UK Retirement Pension Scheme Trustee Member nominated trustee for UK Pension scheme with c.£300m assets (DB & DC)**

2020 to Present – **PGIM European Debt Investment Committee Member & Core Debt Sub-Committee Member**

2021 to Present – **PGIM Global Real Estate Debt ESG Council Member**

2015 to Present – **PGIM Real Estate Inclusion and Leadership Network**

PROFESSIONAL QUALIFICATIONS & MEMBERSHIPS

2010 – Now **ULI Next Member (Formerly a "Young Leader")**

2009 – Now **Chartered Member of Chartered Institute for Securities and Investments (MCSI)**

2005 – 2006 **Securities & Investment Institute Diplomas**

Interpretation of Financial Statements (2006) **& Regulation & Compliance** (2005)

2004 IMC - **Investment Management Certificate (UKSIP)**

- Securities & Investment Institute - Unit 1 Financial Regulation

EDUCATION

2001 – 2004 **Manchester University:** *BA (Econ) Hons. Political Science and Government (2:1)*

1995 – 2000 **Eton College:** *A Levels (Maths, Biology, Politics, General Studies)*

OTHER

Citizenship - United Kingdom, Netherlands

Others - FCA Controlled Functions: Client Dealing, Material Risk Taker (prev. CF30)

- Strong presentation, analytical, writing, modelling and rhetorical skills