



David Goldenberg

WORK EXPERIENCE

December 2022 – Present Silverpeak AM, London

Head of UK and Germany

- **Asset Management:** Oversaw a mixed-use prime commercial real estate portfolio in Central London valued at ~£500M, focusing on performance optimization and recapitalization across debt and equity structures.
- **Investment Origination:** Led the sourcing and underwriting of opportunistic commercial real estate investments in the UK, Germany, and France.
- **Fund Management:** Managed German legacy funds with a total Gross Asset Value (GAV) of ~€200M.

December 2018 – Present Noah Capital Ltd., London

Founder & Managing Director

- **Strategic Acquisition:** Partnered with Aerium Group to acquire a central Frankfurt site (Alte Rothofstr. 12a/b, 60313) for commercial development. Achieved vacant possession and planning approval, culminating in a sale to Centrum Group in Q1 2022 with a Gross Development Value (GDV) of ~€60M and realizing a gross profit of ~€12M.
- **Rapid Turnaround:** Acquired a commercial building on Zeil, Frankfurt, for ~€27M and executed a swift exit to a local family office.

August 2021 – August 2022 Macquarie Capital, London

Senior Advisor/Consultant – Real Estate Principal Finance

- **Leadership Role:** Served on the senior management team in real estate principal finance, reporting directly to the global co-head.
- **Capital Structuring:** Led the origination and analysis of investment opportunities across the capital structure (debt and equity) in the UK and Europe.

August 2015 – August 2021 Aerium Group, London

Director

- **Investment Management:** Directed the origination and transaction management of direct real estate investments in the UK, Germany, and Spain.
- **Debt Transactions:** Managed real estate-backed debt transactions across closed-ended funds in the UK and Germany through Aeriance, Aerium Group's debt investment arm.

July 2014 – August 2015 Savills, HQ London

Senior Analyst – Global Retail Investment

- **Market Analysis:** Conducted in-depth analyses of shopping centers, retail parks, department stores, and high street retail assets across Europe.
- **Deal Origination:** Initiated a ~€170M sale and leaseback transaction with the Sonae Group in Portugal and advised on the €55M disposal of "Allee Centre" in Berlin for Orion Capital.

January 2013 – July 2014 Ghassan Holding Group, London

Analyst – Private Equity Real Estate

- **Financial Analysis:** Performed robust financial modeling (IRR and cash flow projections) for real estate investments.
- **Development Pipeline:** Analyzed a Private Rented Sector (PRS) development pipeline resulting from a £200M joint venture with Atlas Real Estate and Merrick.



July 2009 – September 2011 **Residenz Weberstrasse GmbH, Frankfurt**

Manager (Family Business)

- Property Management: Oversaw a substantial residential property portfolio, enhancing occupancy rates from 65% to 80% through targeted marketing strategies.

EDUCATION

September 2011 – September 2012 **Cass Business School, London, UK**

MSc Real Estate Finance

- Master Thesis: Demand for CMBS in Germany post 2007

July 2005 – June 2008 **Glion Institute of Higher Education, Switzerland**

Bachelor of Business Administration in Hospitality Management

- Major: Business Management

LANGUAGES

- German: Native
- English: Fluent