



ACORE Capital's Backer Ups Commitment

By Orest Mandzy

April 7, 2016

Delphi Financial Group, the Tokio Marine Group unit that initially funded finance company ACORE Capital, has upped its commitment to the company.

It's committed another \$1.2 billion to the San Francisco company, allowing it to continue originating first mortgages, B-notes, mezzanine loans and preferred equity against commercial properties across the country. Last year, when ACORE was founded by former senior executives of Starwood Property Trust's lending operation, Delphi had committed \$1.6 billion to the operation.

Since opening its doors roughly a year ago, ACORE, which stands for Alpha Commercial Real Estate, has originated 47 loans totaling \$2.9 billion. It is expected to have deployed its initial capital infusion by the end of June.

The Alpha in the company's name refers to the performance of a financial instrument relative to its benchmark. ACORE says its investments would generate a positive alpha, meaning they would outperform their benchmarks, on a risk-adjusted basis.

"We continue to see attractive financing opportunities and believe our competitive advantages as a balance sheet lender originating loans nationally have become even more valuable in the current environment," explained Warren de Haan, a managing partner of ACORE, who founded the company with Boyd Fellows, Stew Ward and Chris Tokarski. "As a result, we are in the process of raising additional capital from institutional investors to further expand our business."