



September 30, 2026

Stonelake Capital Partners Closes \$1 Billion Fund Oversubscribed eighth flagship fund exceeds \$900 Million target

Texas-based private equity firm, Stonelake Capital Partners ("Stonelake"), is pleased to announce the Final Close of its eighth opportunistic real estate fund, Stonelake Opportunity Partners VIII, L.P. ("Stonelake VIII") which was held on September 30, 2026.

Stonelake exceeded its \$900 million target fundraising, closing at its hard cap with \$1 billion in total equity capital commitments. Stonelake VIII represents Stonelake's largest fund since its founding in 2007, with a 34% increase over Stonelake's prior fund, Stonelake Opportunity Partners VII, LP, which closed in 2023 with \$746 million in total equity capital commitments.

Stonelake VIII received commitments from approximately 50 institutional investors including college endowments, hospital systems, foundations, public pension funds and registered investment advisors. Stonelake's exceptional 19-year investment performance contributed to this achievement during a challenging fundraising environment.

"We are excited to announce the final close of Stonelake VIII," said Kenneth E. Aboussie, Jr., Co-Founder and Managing Partner for Stonelake. "The support and continued partnership from our institutional investors demonstrates the confidence they have in Stonelake. The raise of Stonelake VIII at our \$1 billion hard cap is a reflection on our team, the strength of our strategy, and the consistency of our investment returns. We are grateful to God and our Limited Partners for this opportunity."

Consistent with Stonelake's previous funds, Stonelake VIII is pursuing real estate investments across 13 high-growth markets primarily focused on the industrial logistics sector.

Stonelake VIII is approximately 20% committed, having invested \$200 million of equity over the last 12 months, acquiring 16 logistics properties totaling 2.3 million square feet in 15 separate transactions across 9 high-growth markets.

"Stonelake is well capitalized and in position to execute on the opportunities we are seeing in the market driven by population growth, job growth and a return of manufacturing to certain markets in the United States. These secular trends will benefit the logistics sector and give us great confidence in the investment thesis for Stonelake VIII," added Mr. Aboussie.

Stonelake has raised \$2.3 billion over the last 5-years for its flagship fund series across three opportunity funds. Stonelake closed its previous flagship fund, Stonelake Opportunity Partners VII, LP, in October 2023 with \$746 million in total equity capital commitments and Stonelake Opportunity Partners VI, LP in June 2021 with \$555 million in total equity capital commitments.

Goodwin Procter LLP served as Stonelake's fund formation counsel. The subscription secured credit facility for Stonelake VIII was co-led by J.P. Morgan and Bank of America. Stonelake raised the fund directly without the use of a placement agent, which is consistent with all previous fundraises. Stonelake's fundraising efforts were led by its Investor Coverage team including Ben Harper, Cal Spangler and John Bryant.

About Stonelake:

Stonelake Capital Partners is a real estate private equity firm with approximately 55 team members with its primary offices in Dallas and Austin, Texas. Stonelake primarily acquires and develops industrial and multifamily properties and owns over \$6.0 billion of commercial real estate in Sunbelt markets including Atlanta, Austin, Charlotte, Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, Raleigh, Southern California, South Florida and Tampa.

Stonelake owns, is developing or has developed 37 million square feet of industrial warehouses, 8,200 multifamily units and 1.5 million square feet of Class-A office buildings.

Since 2007, Stonelake has raised over \$3.5 billion in institutional equity capital for its discretionary private equity investment partnerships and counts among its investors many of the United States' largest college endowments, hospital systems, pension funds, private foundations and registered investment advisors. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.