

# TRISTAN'S EPISO 3 FUND ACQUIRES OFFICE PARK IN PRIME KRAKÓW LOCATION

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**Kraków** – European Property Investors Special Opportunities 3 LP (EPISO 3), an opportunity fund advised by pan-European real estate investment manager Tristan Capital Partners in joint venture with Avestus Real Estate (Avestus), has acquired a newly developed office park and adjacent expansion land for further development located in Kraków's fastest growing location for business process outsourcing and shared service centre operations.

**Dan Harris, Managing Director - Investments, Tristan said:** "This is an attractive investment due to the positive rental market dynamics of Krakow, the second largest office market in Poland and one of the most sought-after SSC and BPO locations in Europe. Additionally, its micro-location in the south of the old town offers unparalleled access both by car and public transport to the city, airport and the growing residential development community."

The asset comprises three class A office buildings of 29,462 sqm which are fully occupied, one class A office building of 5,867 sqm under construction that is fully pre-let and is scheduled to be handed over to the tenant in Q1 2016, a land plot adjacent to the existing buildings allowing construction of two additional class A office buildings. The asset is long let to blue-chip tenants such as Cisco and Delphi. Upon final completion, the Asset will comprise more than 50,000 sqm gross leasable area and 1,370 parking spaces.

Avestus will act as local operating partner and development manager. Avestus has been active in Poland since 1990 and has developed a number of prestigious office buildings, shopping centres as well as residential projects.

Dentons acted as legal counsel for EPISO 3 while Turner & Townsend advised on technical issues. The transaction has been brokered by Cushman & Wakefield.

**ENDS**

For further information please contact:

Monica O'Neill | +44 (0)20 3463 8869 | e-mail: [moneill@tristancap.com](mailto:moneill@tristancap.com)

Louise Duval | +44 (0)20 3463 8919 | e-mail: [lduval@tristancap.com](mailto:lduval@tristancap.com)

#### About Tristan Capital Partners

Tristan Capital Partners is an employee-owned investment management boutique specialising in public market real estate investment strategies across the UK and Continental Europe.

Tristan is the Portfolio Manager for Curzon Capital Partners IV and for Curzon Capital Partners III and for the private equity funds European Property Investors, LP, European Property Investors Special Opportunities, LP and European Property Investors Special Opportunities 3, LP. Its pan-European real estate funds include core-plus and value-added/opportunistic strategies with total assets under management of €5 Billion. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Dusseldorf, Barcelona and Warsaw.