



TRISTAN FUND ACQUIRES PRAGUE'S AVENIR BUSINESS PARK FROM LONE STAR

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London – The EPISO 4 opportunistic fund, advised by Pan-European real estate manager Tristan Capital Partners, has acquired the Avenir Business Park office complex in western Prague from debt restructuring firm Lone Star.

Karol Bartos, Executive Director Portfolio and Asset Management at Tristan, said: “This off-market deal was secured by our local operating partner and co-investor the Mint Group, at an opportune time in the cycle. Demand for office space in Prague is around the highest level for ten years and the Avenir Business Park sits in the Prague 5 district, which was the second largest office sub-market in the city in terms of take-up of space last year.”

Lukáš Schirl, Partner at Mint Investments, said: “Avenir Business Park represents a unique opportunity to acquire a modern prime business park that benefits from state of the art technical specifications and flexible office space. Avenir Business Park is easily accessible by car as well as public transport and in close proximity to infrastructure, services and recreation areas. This includes a landscaped garden which forms an integral part of the scheme. These amenities are critical for companies wanting to attract talented employees in a market with extremely low unemployment rates.”

The 25,300 sqm office complex is configured to accommodate a wide range of tenants, with high specification flexible spaces ranging from smaller 300 sqm units to larger 3,500 sqm units for occupiers requiring the highest number of workstations on a single floor.

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About Tristan Capital Partners

Tristan Capital Partners is an employee-owned investment management boutique specialising in real estate investment strategies across the UK and Continental Europe. Tristan's pan-European real estate funds include core-plus and value-added/opportunistic strategies with total assets under management of over €7 Billion. Tristan is the portfolio manager for core plus funds Curzon Capital Partners III and Curzon Capital Partners IV and for the private equity funds European Property Investors, LP, European Property Investors Special Opportunities, LP and European Property Investors Special Opportunities 3, LP and European Property Investors Special Opportunities 4 LP. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Dusseldorf, Madrid and Warsaw.

Please visit www.tristancap.com

About MINT

Mint Investments Group, established in 2002, is a partnership that has raised and invested over EUR 250m of equity in Central European real estate projects on behalf of its clients. Among their recent office acquisitions belong Polygon House, Palac Euro-Astra, Factory Office Center. Mint consists of a team of over 55 professionals and offers a fully integrated real estate investment platform covering investment management, development, asset management, and property management, with ultimate goal of generating superior risk adjusted returns for its investors. All partners and leading employees have worked for leading Anglo-Saxon institutions in their home country or abroad. Today, Mint Investments asset manages over 25 assets, representing in excess of 1,000,000 sqm of net usable area across office, retail and residential asset segments. Read more at www.mintgroup.cz.