

PRESS RELEASE

APRIL 11, 2018.



TRISTAN FUND ACQUIRES PRIME SITE FOR WROCLAW OFFICE DEVELOPMENT

London. An opportunity fund advised by Tristan Capital Partners has acquired a prestigious site with full development rights in the centre of the university city of Wroclaw, Poland's fourth largest city, to build circa 22,365 sqm of prime office space with ancillary retail to be known as 'Infinity'.

Tristan's European Property Investors Special Opportunities 4 (EPISO 4) Fund completed the acquisition with Avestus Real Estate, the Fund's local operating partner and development manager for the project. The site is ready for immediate development to achieve a delivery date of Q3 2020.

The asset is located in the city centre, enjoying excellent transport links and exposure. The property will be of grade A quality and has achieved a BREEAM Excellent pre-certification.

Cameron Spry, Senior Partner and Head of Investments at Tristan Capital Partners, said: "Poland is a leading location for business process outsourcing in Europe, and the highly-skilled labour pool of the country's main regional cities has led to a significant decentralisation of the Polish office market. Wroclaw, with its excellent academic offer and an attractive business environment, has already established itself as one of the most valued international and domestic office occupier destinations. We look forward to delivering a prime building that will meet the requirements of these occupiers, as well as their staff."

Wroclaw is the second investment made by a Tristan Fund and Avestus into the Polish office market. The firms previously completed on the acquisition of an office park in Krakow in May 2015.

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About Tristan Capital Partners

Tristan Capital Partners is an employee-controlled 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 €9 billion. Tristan is the portfolio manager for core plus funds Curzon Capital Partners III, Curzon Capital Partners IV, Curzon Capital Partners 5 LL and for the private equity funds European Property Investors, LP, European Property Investors Special Opportunities, LP, 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, Frankfurt, Madrid and Warsaw.

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