

# TRISTAN EPIISO 4 FUND SPEEDS TO HARD CAP AS GLOBAL REAL ESTATE DEMAND FOR EUROPE STRENGTHENS

**London, 16th July 2015 – Pan-European real estate manager Tristan Capital Partners has achieved the fastest capital raising in the firm’s history with equity commitments from investors to its EPIISO 4 value-added/opportunistic strategy hitting the fund’s hard cap limit at €1.5 billion for a final closing after just four months of marketing.**

With global demand for real estate investment surging, particularly for European assets, Tristan’s fund was oversubscribed and the firm found itself unable to accommodate more than €500 million of unfulfilled demand, leaving EPIISO 4 approximately 30% oversubscribed.

**Ric Lewis, CEO of Tristan Capital Partners** said: “Real estate has become an attractive alternative for fixed income investments both in terms of yield and duration in a low interest rate, low inflation marketplace. Our recent fund offering also benefited from the strong appetite for European property assets where there is still considerable value to be extracted as the EU’s economic recovery gains momentum. This is the largest single equity raise in the firm’s history and I’m proud that the vast majority of the capital committed was from our existing investors.”

European Property Investors Special Opportunities 4 (EPIISO 4) is Tristan’s eighth fund. Its mandate is to generate a 15% triple net annual return to investors by investing in Western and Central European markets across the office, logistics, retail and residential sectors.

Tristan accepted equity commitments of €1.2 billion from 25 institutional investors into EPIISO 4 for a “first closing.” Furthermore, the manager accepted commitments from 9 additional investors, subject to an agreed delivery schedule over the next 60 days, which brings the fund’s full commitment to just under its €1.5 billion hard cap limit.

Some 50% of the invested capital came from the U.S., 25% was from Europe and 25% from Asia-Pacific. The fund has a total of 34 investors. This compares with 36 investors participating in Tristan’s last equity raise for the EPIISO 3 Fund, where the proportions were 40% U.S., 40% Europe and the Middle East, and 20% Asia.

EPIISO 3 had a final closing at €950 million in January 2014 and this fund has been fully committed to over 30 investments across Europe.

**ENDS**

For further information please contact:

Monica O’Neill | +44 (0)20 3463 8868 | e-mail: [moneill@tristancap.com](mailto:moneill@tristancap.com)

#### 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 €5 Billion. Tristan is the Portfolio Manager for core plus funds Curzon Capital Partners III and CCP 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 EPIISO 4. Tristan’s headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Dusseldorf, Barcelona and Warsaw. Please visit [www.tristancap.com](http://www.tristancap.com)