

TRISTAN AND CAPMAN PROPERTY FUNDS SELL STOCKHOLM OFFICE BUILDING AHEAD OF SCHEDULE TO KLÖVERN FOR SEK300 MILLION

03RD JULY 2015

London, July 3rd 2015 - A fund advised by pan-European real estate investment manager Tristan Capital Partners has agreed to sell an office building near Stockholm to the listed Swedish real estate company Klöver AB for SEK 300 million (€32 million) less than three years after its joint venture with CapMan Nordic Real Estate fund acquired the property.

The fully let 13,300 sq. m. Silverdal I office building is located in the Sollentuna area of Greater Stockholm. The joint venture, in which Tristan's Curzon Capital Partners III fund (CCPIII) has a 90% interest and the balance is with the CapMan fund, acquired the building in December 2012 and its sale to Klöver is scheduled for completion in September 2015.

Karol Bartos, Executive Director at Tristan Capital Partners, said: "Silverdal I is a great example of our fund's strategy: we have transformed it into a core asset by attracting blue chip tenants well ahead of our initial business plan. We have taken the opportunity to exit at a time when there is growing demand for Swedish assets, allowing us to realise the fund's eighth investment."

Silverdal I is situated beside the E4 motorway in the municipality of Sollentuna, a strategic location between central Stockholm and Arlanda Airport. The property's largest tenants are Pfizer and BMW, which account for approximately 70% of the rental value. CapMan Real Estate has been managing the property on behalf of the joint venture.

CCPIII is a core plus fund that closed in 2011. It had 23 investments in eight countries worth €1.3 billion as of December 2014.

Ed Williams, Senior Partner at CapMan Real Estate, said: "We are very satisfied with this investment, where our value-add strategy was successfully implemented ahead of our original schedule. The property is now fully let to nine tenants and numerous operational improvements have been made. This transaction successfully kicks off exits from our Nordic Real Estate fund."

CapMan Nordic Real Estate fund was established in 2013 to acquire office, retail and residential properties located in established submarkets of major Nordic cities. Excluding Silverdal I, the fund has made ten investments to date.

Ends.

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.



About CapMan:

CapMan www.capman.com

CapMan is one of the European leaders in the private equity industry. For more than 25 years, we have been developing companies and real estate and supporting their sustainable growth. We are committed to understanding the needs of our customers in an ever-changing market environment. We provide attractive returns and innovative solutions for our investors and value adding services for professional investment partnerships, growth-oriented companies and tenants. Our independent investment partnerships – Buyout, Real Estate, Russia and Credit – as well as our associated company Norvestia are responsible for investment activities and value creation. CapMan's service business offering includes fundraising advisory services, purchasing activities and fund management services to both internal and external customers. CapMan has 100 private equity professionals and assets under management of €3.0 billion.

For further information please contact:

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

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

Ed Williams, Senior Partner, CapMan Real Estate, tel. +46 (0)8 445 1051