

SWINTON INSURES ITS FUTURE WITH SALFORD'S 101 EMBANKMENT

10TH OCTOBER 2016

London – EPI Special Opportunities 3 (EPISO 3), an opportunity fund advised by pan-European real estate investment manager Tristan Capital Partners, has secured Swinton Insurance to lease all 165,000 sq. ft. of Grade A office space at Salford's 101 Embankment.

The investment in new premises enables Swinton, the UK's largest high street insurance broker, to bring its Manchester-based head office and customer-facing teams into the same location for the first time. More than 1,000 employees will relocate to Embankment from existing city centre sites on Whitworth Street and Great Marlborough Street.

Justine Thompson, Facilities Manager at Swinton said: *"101 Embankment was chosen by Swinton Insurance because of its high specification and prominent location, together with unrivalled amenity and connectivity on its doorstep. Both Victoria Station and Exchange Square Metrolink are readily accessible, providing a wide network of public transport options, while the new Corn Exchange Leisure scheme is a few minutes' walk away."*

Situated in Salford and overlooking Manchester Cathedral, Embankment 101 is a state of the art development across ten floors, currently being built on the site of the historic Manchester Exchange station. The development is being delivered in a joint venture with Ask Real Estate and Carillion plc in partnership with Salford City Council and Network Rail and will offer 360 degree views of the city centre and surrounding areas.

Ben Newman, Managing Director at Tristan Capital Partners said: *"Securing such a high calibre tenant is testament to the quality, accessibility and attractiveness of 101 Embankment. We are now working on the next phase of development in the area with planning submitted for the construction of 100 Embankment, as we continue to deliver on our plan of providing much-needed Grade A office space for the thriving business hubs of Manchester and Salford."*

A 442-space Q-Park car park will lie underneath the two Embankment office buildings, and will be operational shortly after.

ENDS

For further information please contact:

Olivia Griffiths	Tristan Capital Partners	+44 (0) 20 3463 8905	ogriffiths@tristancap.com
Louise Duval	Tristan Capital Partners	+44 (0)20 3463 8919	lduval@tristancap.com
Steve Hays	Bellier Financial	+31 (0) 20 419 09 01	steve.hays@bellierfinancial.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 €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