

PRESS RELEASE

16 February 2022



TRISTAN FUND ACQUIRES ICONIC NORTHWEST PARIS OFFICE CAMPUS FOR c. €175M

16 February 2022, London: CCP 5 L.L., a fund managed by Tristan Capital Partners, has acquired the iconic Ateliers du Parc office campus located in the city centre of Clichy, in Paris' Northwest first ring, from Deka Immobilien Investment for c. €175m.

The property, located on its own street block, comprises four office buildings delivering 32,600 sq m of grade A workspace, situated opposite an attractive 6-acre park/square. The buildings, which sit on a 9,000 sq m land plot, feature notably Eiffel style façades and are 80% let to Amazon and Simone Perele.

L'Etoile Properties has acted as the operating partner during the acquisition process and will continue in the implementation of the asset management strategy.

Thibault Ancely, Managing Director – Investments at Tristan Capital Partners, said: “Les Ateliers du Parc further strengthens our portfolio in Paris, delivering high-quality, amenitised office space in an urban location which benefits from significant outside space and strong transport connections. Through our active asset management, we will enhance the ESG credentials of the buildings and finalize the leasing activities alongside our operating partner to drive income growth. This transaction is our tenth over the last 18 month's taking our assets under management in France to c. € 1.2bn across office, logistics and retail and we are actively assessing opportunities to continue to grow our portfolio.”

Guillaume Unglik, Managing Director at L'Etoile Properties - a Sienna Investment Managers company, added, “We are delighted that our French team has completed its first transaction with Tristan Capital Partners and we look forward to working together to maximise the value of such an iconic property.”

Tristan Capital Partners was advised by Lacourte Raquin Tatar, Etude Oudot, Racine, Theop and Longevity. Deka Immobilien Investment was advised by C&C Notaires, LPA-CGR, Fidal, JLL and Bnppe.

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About Tristan Capital Partners

Tristan Capital Partners is an employee-owned real estate investment manager, specialising in value-added investment strategies across all property types in the UK and Europe. Tristan's pan-European real estate funds include core+,

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opportunistic and debt strategies, with total assets under management of over €14 billion and a loyal client base of institutional and private investors.

The company was founded in 2009 by Ric Lewis, together with a number of other professionals who worked together at Curzon Global Partners, the fund management group of AEW Europe, a pan-European real estate investment management business. The Firm's senior team and Investment Committee have worked together for over 20 years across 11 funds, with investments totalling €22bn of gross real estate assets (as at 30 September 2021). The Firm has an experienced team of 162 professionals located across eight offices in Europe (as at January 2022).

Tristan's headquarters are in London, and it has offices in Luxembourg, Milan, Paris, Stockholm, Frankfurt, Madrid, and Warsaw. Tristan is the portfolio manager for Core+ funds Curzon Capital Partners III, Curzon Capital Partners IV and Curzon Capital Partners 5 Long-Life; for opportunistic funds European Property Investors LP, European Property Investors Special Opportunities LP, European Property Investors Special Opportunities 3 LP, European Property Investors Special Opportunities 4 LP, European Property Investors Special Opportunities 5 SCSp and European Property Investors Special Opportunities 6 SCSp, and for real estate debt fund Tristan Income Plus One SCSp.

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