

PRESS RELEASE

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TRISTAN FUND ACQUIRES BUSINESS ESTATE IN LEAMINGTON SPA, UK FOR £34 MILLION

12 February, London: The EPISO 4 opportunity fund advised by Tristan Capital Partners, and Canmoor have acquired a 440,000 sq. ft. mixed-use logistics/office business estate in Leamington Spa from Wolseley UK Limited for £34.0 million.

The property is located 1.5 miles from Leamington Spa, about 27 miles to the southeast of Birmingham. The area is inside the 'Golden Triangle'; the UK's prime region for logistics and is also a strong out-of-town office location, falling within the M42 corridor/northern M40 sub-market. The estate currently comprises two well-specified distribution warehouses of 218,000 and 157,000 sq.ft, a modern office of 65,000 sq.ft and a 3.15 acre parcel of land. The partnership will refurbish the existing accommodation whilst developing new warehouse space on the land.

Canmoor, a leading developer of business space in the UK, has been appointed as the development manager for the project. The Fund was also advised by Jones Lang LaSalle and Stephenson Harwood.

Nicho Jenkins, Managing Director at Tristan Capital Partners, said: "The acquisition of this exciting campus gives the Fund an opportunity to deliver prime logistics space and Grade A office accommodation into strong occupational markets underpinned by favourable supply and demand dynamics. We're looking forward to working with Canmoor to deliver a project in which we have high conviction."

Tom White, Principle at Canmoor, said: "We are delighted to be working with Tristan on this exceptional opportunity. The property offers a collection of high quality, vacant buildings which we plan to upgrade and extend immediately. There is a limited supply of competing stock, and accordingly the property is already receiving significant interest from occupiers".

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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 €10 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 and European Property Investors Special Opportunities 5 LP. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Frankfurt, Madrid and Warsaw. For more information, Please visit www.tristancap.com.