

PRESS RELEASE

25 APRIL, 2019



TRISTAN FUND BUYS PRIME BIRMINGHAM SITE, 103 COLMORE ROW, TO BUILD CITY'S TALLEST OFFICE TOWER

25 April 2019, London: The EPISO 4 opportunity real estate fund has acquired a prime freehold development site at 103 Colmore Row, Birmingham, in an off-market transaction. The site has planning consent for an office tower of c. 233,000 sq. ft. which, at 26 stories and 105.5 metres, will make it the tallest office tower in the UK's second largest city.

The development site is located in the city's main central business district and was acquired from a PATRIZIA AG managed joint venture. The Fund will retain Sterling Property Ventures as the development manager for the project.

Designed by Doone Silver Kerr, the completed building will comprise c. 224,000 sq. ft. of offices, 7,700 sq. ft. of restaurant space on the ground and top 2 floors, as well as a terrace and communal lounge space. BAM Construction Limited has now been formally appointed as the main contractor, having been working on the site since June 2018 under a limited authority services agreement. The tower is scheduled for completion in Q2 2021.

Nicho Jenkins, Managing Director at Tristan, said: "This development provides EPISO 4 with a unique opportunity to deliver a best-in-class Grade-A office building in the CBD of one of the UK's leading regional markets. We're excited to be working with Sterling to deliver the only new build scheme in the city's current pipeline that will be capable of providing occupiers with self-contained floors of 9,000 - 12,000 sq. ft."

James Howarth, Managing Director at Sterling Property Ventures, said: "Tristan is a natural partner for us because of their belief in the scheme and the Birmingham office market. The Sterling team is looking forward to working with them to deliver a first class office scheme for the city."

Colliers International provided EPISO 4 with investment advice, whilst Knight Frank provided occupational advice.

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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.

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