

PRESS RELEASE

4 SEPTEMBER, 2018



TRISTAN FUND SELLS DUTCH SHOPPING CENTRE TO KGAL

4 September 2018, London: EPISO 4, an opportunity fund advised by pan-European real estate investment manager, Tristan Capital Partners, and Timeless Investments have sold shopping centre Raaks in Haarlem, the Netherlands, to KANSA Grundstücksgesellschaft mbH & Co. KG (Buyer), a fund managed by KGAL Investment Management GmbH & Co. KG.

The shopping centre, originally acquired as part of a wider portfolio from Generali in 2015, has a total area of approximately 12,100 sqm and is situated on top of Haarlem's largest parking facility. It is fully let to 17 retailers, offers a strong tenant mix of national retail chains and local retailers and has a Weighted Average Lease Term (WALT) of just below eight years. Anchor tenants are Albert Heijn, Bever, Pathé and Intersport.

Jean-Philippe Blangy, Head of Asset Management at Tristan Capital Partners, said: "Tenant demand and customer footfall remains strong for well-located shopping centres like Raaks, and Haarlem has performed well over the past few years in terms of increased economic growth and spending power, a trend we continue to see across the Netherlands."

Tim van Veggel, Managing Partner at Timeless Investments, said: "This acquisition by a German fund clearly proves that this asset has been established as a high quality retail shopping centre over the past few years which is a positive sign for the future and its new owner."

Brickstone Retail, Savills and Houthoff advised the seller during the transaction. The buyer was advised by Loyens & Loeff.

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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. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Frankfurt, Madrid and Warsaw. Please visit www.tristancap.com

About Timeless Investments

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Timeless Investments is a family van Veggel owned and managed investment office predominantly active in real estate, with an entrepreneurial approach, through its companies in Europe and the US. Please visit www.timeless.nl