

PRESS RELEASE

23 February 2022



TRISTAN FUND ACQUIRES SIX GROCERY STORES IN FRANCE FOR c.€72M

23 February 2022, London: CCP 5 L.L, a fund managed by Tristan Capital Partners, has acquired a 50,044 sqm real estate portfolio of six Casino grocery stores in France from a JV with Fortress and Casino Immobilier for €71.8m.

The deal includes four leading hypermarkets in the country and two supermarkets located along the Mediterranean coast. The portfolio offers a strong, secure income flow and a long WALB. Through Tristan's 'Manage to ESG Strategy' coupled with 'CAP' initiative - Casino Acting for the Planet - the environmental performance of the assets will be enhanced with a specific focus to manage waste and reduce energy consumption.

F&A Asset Management will act as the operating partner for the portfolio.

Thibault Ancely, Managing Director – Investments at Tristan Capital Partners, said: "This portfolio acquisition delivers well-located high income producing assets from day one. The grocery market has shown itself to be a resilient asset class and is benefitting from increased institutional capital investment. We expect to see continued demand for these assets as demonstrated by our recent sale of a Casino hypermarket in Pessac. This latest acquisition is in line with our strategy to build out our portfolio in France across office, logistics and retail where we see value creation opportunities."

Maxime Forgeot, Founder at F&A Asset Management, added: "This off-market transaction executed in a very short timeframe to meet the vendors expectations is testament to the quality of our relationship with the Tristan team and we look forward to working together to further develop our food anchored retail portfolio."

ENDS

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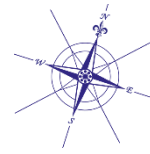
About Tristan Capital Partners

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+, 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).

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TRISTAN
CAPITAL PARTNERS

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.

Please visit www.tristancap.com.