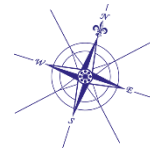


PRESS RELEASE

6 July 2022



TRISTAN
CAPITAL PARTNERS

TRISTAN'S TIPS ONE DEBT FUND DEBUTS IN FRANCE PROVIDING FINANCING TO ANACAP FOR OFFICE ACQUISITION

6 July 2022, London: Tristan Capital Partners' TIPS One "Income Plus" Real Estate Debt Fund has provided senior debt financing to funds advised by AnaCap Financial Partners, to support the €59.25 million acquisition of South Station, a freehold office asset located in Massy, in the second ring of Paris.

South Station is a high-quality property ideally located in Massy - the largest economic centre in the Southern Paris area – and is adjacent to the town's main transport stations (RER and TGV). The asset is one of the most attractive buildings in the submarket offering modern A-grade office space with excellent amenities.

The sale and partial leaseback acquisition will see the vendor, CGG, a geophysics specialist, remain as the majority tenant.

Pramena Investment will act as the asset manager for the property.

Ashil Sodha, Director, Debt Investment at Tristan Capital Partners, added: “As TIPS One continues to diversify, we are pleased to have closed our first loan in France. We are focused on lending on high-quality assets with the right ESG characteristics and we believe this loan exemplifies this strategy well. We look forward to working alongside AnaCap and Pramena and supporting them in optimising their strategy for this asset.”

TIPS One was advised by Taylor Wessing. Gowling WLG and SBKG & Associés advised AnaCap and Pramena.

ENDS

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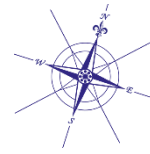
About Tristan Capital Partners

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 €15 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 more than €22bn of gross real estate assets (as at January 2022). The Firm has an experienced team of 162 professionals located across six offices in Europe (as at January 2022).

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Tristan's headquarters are in London, and it has offices in Luxembourg, Milan, Paris, Frankfurt, and Amsterdam. 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.