
PRESS RELEASE

18 August 2022



TRISTAN'S TIPS ONE DEBT FUND PROVIDES £80 MILLION OF FINANCING FOR LONDON RESIDENTIAL TOWER

18 August 2022, London: Tristan Capital Partners' TIPS One Debt Fund has completed a £80 million senior loan to refinance 204 apartments in the Manhattan Loft Gardens tower in the Olympic Park in Stratford, east London.

Alongside the apartments, the 42-floor tower includes a seven-floor hotel and benefits from its location next to the East Village and Elizabeth Park, an area that has experienced significant residential development in recent years. The location also benefits from exceptional connectivity to all parts of London which was further enhanced with the opening of the Elizabeth Line in recent months.

Dan Pottorff, Head of Debt Investment at Tristan Capital Partners, said: "The Manhattan Loft financing is a continuation of the core strategy of TIPS One which is to finance sponsors with a strong demonstrated history of developing and investing in prime assets that drive income and capital growth. This is an exceptional quality residential asset which provides a unique opportunity to gain exposure to the London residential market at an attractive basis. This loan marks our seventh since launching in summer 2021 representing more than €300 million lending volume with many more attractive opportunities in the pipeline."

Lloyd Hunt, Finance Director at Manhattan Loft Corporation, added: "We very much appreciated Tristan Capital Partner's partnership and solution-based approach to the refinancing of our award-winning residential tower. This facility provides us with the flexibility we need to further optimise the asset for all of our stakeholders, and especially the residents and local community."

Tristan Capital Partners were advised by BCLP.

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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.

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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).

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 LP, Curzon Capital Partners IV and Curzon Capital Partners 5 Long-Life LP and SCSp; 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-SICAV-SIF and European Property Investors Special Opportunities 6 SCSp, and for real estate debt fund Tristan Income Plus Strategy One SCSp.

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