



DEUTSCHE
PFANDBRIEFBANK

Press Release

pbb provides € 71 million loan to Tristan Capital Partners

- Facility will be used for acquisition and enlargement of office park in Kraków, Poland
- pbb is acting as arranger, agent and sole lender

Munich/London, 19 May 2015 – pbb Deutsche Pfandbriefbank has arranged a ca. € 71 million senior acquisition and capex facility to a joint venture of EPISO 3, a fund advised by Tristan Capital Partners, and Avestus. The facility will be used for the purchase of Enterprise Park, an office park in Kraków together with adjacent development land for additional office premises. The transaction closed on May 18th, 2015. pbb is acting as arranger, agent and sole lender as well as hedging provider.

Enterprise Park is a modern, class A office park, developed by Avestus Real Estate between 2012 and 2014. Buildings A, B and C combined comprise ca. 29,500 sqm Gross Leasable Area (GLA), Building D is currently under construction with ca. 5,900 sqm GLA. The site provides for an additional development potential of up to 23,500 sqm GLA.

Charles Balch, Head of International Clients, UK & CEE at pbb Deutsche Pfandbriefbank, commented: "Over the years we have been working with Tristan Capital Partners in many transaction across Europe, and we have built an excellent relationship. We are very happy to support them in their acquisition of Enterprise Park. Due to its availability of multi-lingual, well qualified labour, Kraków arguably has become one of the top cities in Europe for business process outsourcing and shared service centres of multinational companies."

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Note to editors:

pbb Deutsche Pfandbriefbank (www.pfandbriefbank.com) is a specialist bank for commercial real estate finance and public investment finance. The bank's regional focus is on Germany as well as on the United Kingdom, France, the Nordic countries and selected countries in Central and Eastern Europe. The bank plays an important role in supplying credit to the real estate sector; it supports the public sector with financing for projects and measures designed to enhance public infrastructure.

In real estate finance, pbb focuses on medium-sized to large-scale financings in less volatile property types, including offices, retail properties, apartments and logistics properties. The bank combines its local know-how covering the entire processing chain in the relevant markets, to form a European network which it uses to the benefit of its clients. In this way, pbb is in a position to support regional financing solutions as well as cross-border transactions – one of the few providers to do so. Moreover, pbb benefits from many years of experience in the structuring of financings. Thanks to its network of financing partners with different business profiles, pbb is therefore able to offer larger and complex financing to its clients.