

# IP&E REAL ESTATE

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## Euronext listing

Patron Capital Partners is listing its €483m French property portfolio "Vectrane" as a French REIT (an SIIC) on Euronext in the first quarter of 2006. The SIIC will be used as a tax-efficient vehicle to accumulate long term, stable assets in the French market.

Patron acquired the portfolio last June. It comprises eight sites: four office buildings in Paris and Lille - amounting to 133,000m<sup>2</sup> of space - and four holiday sites including two Center Parcs in Normandy.

The portfolio is said to enjoy 100% occupancy and generates an annual rental income of €33.4m. Tenants are generally on fully-repairing, long-term leases with 82% secured until 2012.

Patron Capital's managing director Keith Breslauer said: "We see this as stage one in building one of France's leading property companies and a reference point in the market. The portfolio of large, secure assets we acquired earlier in the year will act as a strong base for the development and growth of Vectrane."

Patron Capital was founded by Mr Breslauer in 1999 to invest in western and eastern Europe. It now has around €750m under management across several funds.

Patron specialises in opportunity-rich areas, especially in assets blighted by complex problems.

This risk and reward strategy has led to annual returns well above market benchmarks. Late last year the company made a bid for Initial Style, a UK hotel conference business owned by Rentokil - the attraction being that Initial Style owns the hotel properties where the conferences are held. But on this occasion Patron was not successful.