



Patron (Europe) Servicing S.a.r.l.

PRESS RELEASE

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4th July 2005

For Immediate Release

Patron Capital Partners acquires a 230,000 sqm (2,440,000 sq ft) French Real Estate Portfolio comprising two large French Center Parcs, two smaller leisure assets and four office buildings located throughout France

A consortium lead by Patron Capital, Bertrand Schwab and Mr. Patrick Sabban-Amex Partners, have acquired the holding company of a large real estate portfolio including in its assets:

- the Tour Anjou in La Defense mainly let to Cap Gemini;
- the 80,000 m2 head quarters of Amec Spie;
- the offices of EuroRSCG in Paris;
- the offices of Atos Multimedia in Lille;
- the two French Center Parcs (Normandie and Sologne) let to Pierre et Vacances (1,500 cottages on 410 hectares)

Keith M. Breslauer, Patron (Europe) Servicing S.a.r.l. (investment advisor to Patron Capital Partners) commented,

“This investment represents the Patron Capital Partners (“PCP”) ongoing commitment to the French real estate market having been an active investor for a number of years. Patron looks forward to using this investment as a platform for further growth in the French market and expect to implement an active acquisition strategy throughout France.”

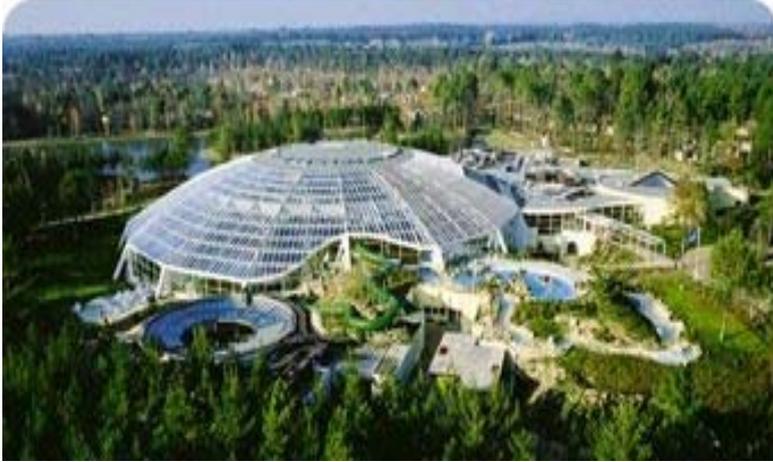
Bertrand Schwab, partner to the acquisition, commented,

“The size of the Portfolio as well as the strength of the cash flows is ideal to serve as a platform for growth in the current French real estate environment.”

The acquisition consortium was financed by HSBC-CCF (France), sole mandated Lead Arranger.



Patron Capital Limited



CENTER PARC SOLOGNE



PARC ST.CHRISTOPHE



FAUBOURG ST. MARTIN

Patron Capital Partners represents over €700 million of capital across several funds, investing in property, asset based companies and financial institutions. The Fund has investments throughout Western and Central Europe and acts for leading US and European institutions and high net worth families. Patron Capital (Europe) Servicing S.a.r.l. acts as originator and investment advisor to PCP. Further information about Patron's activities can be found at www.patroncapital.com.

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