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## **Patron Capital acquires 20,000 sq m Paris office complex as part of Fund IV commitment to French property markets with over €500m allocation to invest in French market opportunities**

Patron Capital Partners (“Patron”), the pan European private equity and real estate investor representing over €2.5bn of equity capital, today announces that it has acquired a 20,000 sq m office complex in Malakoff, an emerging district in the south of Paris, from a subsidiary of one of the funds managed by Centuria Capital on behalf of one of its historical clients. The building is fully let to a single tenant with an unexpired lease term of around six years. The acquisition was undertaken in a joint venture with Cleaveland Asset Management, Patron’s existing asset management partner.

Senior debt financing for the transaction was secured from an alternative lender, ACOFI Loan Management Services, a debt fund focusing on senior office asset financing in France.

The property is the headquarters of a BBB+ S&P rated Company listed on the NYSE Euronext stock exchange in Paris which specialises in the global provision of prepaid services. Patron’s business plan involves driving value from the site through classic asset management.

The acquisition was made via Patron’s latest fund, Patron Capital, L.P. IV, which has an allocation of over €500m for investments in France.

**Commenting on the acquisition, Keith M. Breslauer, Patron’s Managing Director, said:**

*“Our focus remains on property and property-related investments in Western Europe where we believe we can add value, and this office building represents an excellent opportunity to do that through our team’s strong asset management skills. This investment demonstrates Patron Fund IV’s strong focus on core European markets, with a significant focus on French property markets where Patron has been a long standing investor.”*

- Ends -

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## **Notes to Editors:**

### **About Patron Capital Partners**

- Patron represents approximately €2.5 billion of capital across several funds (including its most recent Fund IV) and related co-investments, investing in property, corporate operating entities whose value is primarily supported by property assets and distressed debt and credit related businesses.
- Since it was established in 1999, Patron has invested in over 100 transactions across over 50 investments, involving approximately 40 million square feet in 13 countries, with many of these investments realised.
- Investors represent a variety of prominent universities, major institutions, private foundations, and high net worth individuals located throughout North America, Europe, Asia and the Middle East.
- The investment advisers to Fund IV are Patron Capital Advisers LLP and Patron Capital Europe sarl.
- The investment advisers are based in London and Luxemburg and Patron has other offices in Barcelona, Milan, and Dreieich (Germany); the group is comprised of 71 people, including a 34-person investment team and eight senior advisers/direct partners.
- Further information about Patron, please see [www.patroncapital.com](http://www.patroncapital.com)