



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

PRESS RELEASE

Contact: **Amanda Plummer**
+44 207629 9417, amanda@patroncapital.com

For Immediate Release

Patron Acquires “Business Forum Dreieich”, an Office Building in Dreieich near Frankfurt-am-Main

Dreieich, 13th March 2006, On 13th March 2006, Patron Capital Partners (“PCP”) acquired “Business Forum Dreieich”, a 6-storey office building with retail on the ground floor located on the corner of Frankfurter Strasse and Robert Bosch Strasse in Dreieich, just South of Frankfurt-am-Main. Total rentable area is approximately 17,000sqm. Patron purchased the building in partnership with a local property company, UhlrichBeck Grund & Wert Konzepte (“Beck”). The acquisition fits with Patron’s business strategy to back strong, successful local partners in promising locations in Germany.

The building was originally constructed as a light industrial production facility and has been converted into its current use as an mixed use office and retail building by the vendors in the middle of 1990’s. The property is located in a very well connected and attractive commercial zone close to Frankfurt Airport and the nr. 661 and nr. 5 highways leading South from Frankfurt Patron and Beck plan to refurbish the building where necessary before letting out the vacant office space and stabilizing existing income.

Keith M. Breslauer, of Patron (Europe) Servicing S.a.r.l. (investment advisor to PCP) commented, “This investment represents PCP’s ongoing commitment to the German real estate market. Patron views this transaction as a logical addition to its other German investments in Berlin, Hamburg, Dortmund and Leipzig. The building is in a superb location and offers a great opportunity to acquire a high quality asset which can be relet at below market rates and made into a stable, solid cash flow generating building.”

Johannes Kalker, of Patron (Europe) Servicing S.a.r.l. (investment advisor to PCP) commented, “The location of the building as well as the opportunities to improve and stabilize the cash flows make this a prime opportunity to capitalize on the potential offered by the emerging Greater Frankfurt office market.”

Business Forum Dreieich – Dreieich, near Frankfurt



Patron Capital Limited



Patron Capital Partners

PCP represents over €750 million of capital across several funds, investing in property, asset based companies and financial institutions. It 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. provides origination and advisory services to PCP. Further information about Patron's activities can be found at www.patroncapital.com.

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Notes to Editors

Overview of Patron Capital

Formed in 1999, Patron Capital Partners actively invests in Western and Central Europe and assists local partners in growing their respective businesses. Transactions range from private equity oriented investments like Simon Storage and iGroup, direct asset investments such as a €500 million portfolio of properties in France, to investments in mixed property portfolios and ongoing businesses with a property focus. Through its large network of partners and advisors, Patron is unparalleled as an originator or financial and operating investor and partner. Patron Capital Partners represents over €750 million of capital across several funds, investing in property, asset based companies and financial institutions. In addition, Patron controls approximately €250 million of capital within Vectrane, its newly created French public company (SIIC) which is focused on core and core plus property assets. Patron has investments throughout Western and Central Europe and acts for leading U.S. and European institutions and high net worth families.
