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## **Patron Capital acquires €228m Loan Portfolio from NAMA**

Patron Capital, the pan European institutional investor focused on property backed investments, announces that on 23 May 2014 it acquired a portfolio of six commercial mortgage loans from the National Asset Management Agency (“NAMA”). The outstanding portfolio loan balance is €228 million and the loans are secured primarily on retail assets mostly in Ireland and to a lesser extent in Poland. EY advised NAMA on the sale process.

The acquisition of the loan portfolio represents Patron’s fourth investment in the Republic of Ireland, following the acquisition of the Clarion IFSC Hotel in December 2013 (recently renamed The Spencer Hotel), the former Chief O’Neills hotel in Dublin, which has been completely refurbished and is now operating under the Patron-owned Generator Hostels brand, and the opening of a site in Spawell by Powerleague, the five-a-side football brand also owned by Patron. It is also Patron’s third acquisition of assets controlled by NAMA.

**Commenting on the acquisition, Robert Booth, Patron’s Senior Adviser in Dublin said:**  
*“Patron expects the retail property sector in Ireland to improve as the economy recovers and therefore the acquisition of this loan portfolio represents an attractive investment.”*

**Stephen Green, Senior Partner and Head of Patron’s Special Situations team added:**  
*“This transaction is an excellent example of the real estate backed investments that Patron Capital is seeking in Ireland and elsewhere. Patron is delighted to have worked with NAMA and EY in closing this transaction.”*

**Mathieu Roland-Billecart, Real Estate Corporate Finance Partner at EY, said:**  
*“This was a complex portfolio covering multiple sectors. Patron won the process after intense competition from real estate private equity and real estate loan investors and demonstrating a proven ability to close deals.”*

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### **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 57 investments involving approximately 40 million square feet in 13 countries, with many of these investments realised.
- Patron's investments in the hospitality sector include Generator Hostels, Jupiter Hotels, Luxury Family Hotels and Staybridge Suites Liverpool. Outside of the hospitality sector, Patron's investments include CALA Homes, Powerleague, Motor Fuels Group and Gracewell Healthcare.
- 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 main investment adviser to the Funds is Patron Capital Advisers LLP, which is based in London and Patron has other offices in Barcelona, Milan, Luxembourg and Dreieich (Germany); the group is comprised of 70 people, including a 33-person investment team and eight senior advisers/direct partners.
- Further information about Patron Capital is available at [www.patroncapital.com](http://www.patroncapital.com).