



## Tristan Fund and Edmond de Rothschild REIM acquire XXL logistics development in the multimodal platform Delta 3

**EPISO 6**, a fund managed by **Tristan Capital Partners** and joint venture partner **Edmond de Rothschild REIM**, have acquired a c.136,000 sqm logistics development in **Delta 3** - Dourges (Lille area).

The asset will comprise 136,000 sqm of Grade A warehouse space within the multimodal platform Delta 3, the established logistics hub of North of France along the A1 highway. It will be made of 12 cells out of which 5 are already pre-let to a blue-chip food & beverage leader.

**Thibault Ancely**, Managing Director at **Tristan Capital Partners**, said: *“Our ambition with this new investment in logistics is to develop alongside the authorities of Delta 3 a new generation of logistics product offering to our tenants a combination of multimodal facilities with sustainable utilities. We are looking forward to making significant announcements in this regard in the coming weeks.”*

**Emmanuel Favreulle**, Managing Director at **Delta 3**, said: *“This major transaction for Delta 3 is testament to the continuous support of our local authorities to grow and strengthen our multimodal logistics hub. We are delighted to welcome at the same time a new set of investors and a new tenant on our platform and are excited to keep working with potential clients to complete the letting of this AAA asset which will conclude 20 years of continuous development of our logistics hub.”*

**Kristelle Wauters**, Managing Director at **Edmond de Rothschild REIM France**, said: *“With this operation our teams have collectively showcased their ability to create the conditions of success, from the sourcing and structuring of the deal, to the negotiation of its financing with established partner Helaba, alongside the set-up of a team of trusted advisors. As operating partner and co-investor we are very glad to start a fruitful collaboration with the team of Tristan Capital Partners.”*

In this transaction the purchaser was advised by Notary **Screeb**, Aurélien Bourdet, and Legal firm **Franklin**, Vincent Martinet, and the vendor by Notary **Efficiencie** and Legal firm **August & Debouzy**. The transaction was intermediated by **CBRE**. Helaba, with Cyrille Jourdier, through a Green Loan, financed this acquisition. The legal firms **Archer** and **Racine**, as well as the notaries **Screeb** and **Allez & Associés**, acted as advisors for this financing.

**Edmond de Rothschild REIM** is a conviction-driven real estate investment platform with Euros 12.6 billion assets under management<sup>1</sup>, targeting specific investment

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<sup>1</sup> As of December 2024  
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strategies in select markets with a strong ESG focus. The team executes equity and debt investments, focused on the green office, industrial/logistics and modern residential sectors across Europe. Edmond de Rothschild REIM has more than 150 people in eight offices across the UK, France, Benelux, Germany and Switzerland.

#### **About Edmond de Rothschild**

Edmond de Rothschild is an investment house founded on the conviction that, when harnessed for the good of the real economy, wealth can have a meaningful impact and help to rejuvenate the concept of progress.

Driven by a culture of financial foresight for nearly three centuries, Edmond de Rothschild specialises in private banking and asset management, boasting recognised expertise in its main business lines of: wealth management, wealth engineering, life insurance, services for independent wealth managers, corporate finance, private equity, real estate, infrastructure, liquid strategies, and fund administration. The 100% family ownership structure gives the investment house real independence, serving to align with the interests of its clients and fostering the emergence of financial solutions adapted to the specific needs of a client base of families, entrepreneurs and institutional investors. At 31 December 2024, the Edmond de Rothschild Group had over CHF 184 billion in assets under management and a robust balance sheet with a CET1 of 19.7%. With more than 2,700 employees in 28 global locations, it ranks as a key player in the main markets where it operates, including Geneva, Luxembourg, Paris and Monaco.

Edmond de Rothschild is at the heart of a unique ecosystem of businesses ranging from farming, wine-making and hospitality to family philanthropic activities, the Gitana offshore racing team and the perfume house Caron.

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