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Press release

**La Française collective real estate investment vehicle
acquires Cologne-based asset**



Photo non-binding – Investment example, not indicative of future investments

A La Française collective real estate investment vehicle, represented by La Française Real Estate Managers, has acquired a mixed-use property in Cologne, Germany from Primus Siebte ImmoInvest GmbH, a group-member company of the project developer WvM Immobilien + Projektentwicklung.

The property is located at 310-316 Venloer Str. in the Ehrenfeld submarket, a strong retail location in the greater Cologne area, which is the most important economic center within the North Rhine-Westphalia region. With the Venloer Str. metro station just 170 meters away, the asset is ideally situated and easily accessible.



The three-storey mixed-use property, built in 1965 and fully refurbished as of mid-year 2020, offers 30 meters of storefront, 2 824 m² of retail space, 790 m² of office space, 482 m² of storage space and 63 indoor parking spaces (basement level).

The property is fully let to three tenants: a food retailer (Rewe Markt GmbH), a drugstore (DM-Drogerie Markt GmbH + Co. KG) and a co-working supplier (Unicorn Workspaces).

Jens Goettler, Managing Director of La Française Real Estate Managers - Germany said, "Located in a very vibrant and densely populated part of Cologne City, this storefront property, given its unique visibility and access to foot traffic, should offer a stable and secure income to the fund and benefit from demographic changes within the area."

La Française Real Estate Managers was advised by Clifford Chance Deutschland LLP on legal aspects and by TA Europe Real Estate GmbH on technical Due Diligence. The asset was introduced by JLL.

About La Française

Environmental and societal challenges are opportunities to reconsider the future. Identifying drivers of change and understanding how they will fashion global growth and ultimately influence long-term financial performance is at the heart of La Française's mission. The group's forward-looking investment strategy is built upon this conviction.

Organized around two business lines, financial and real estate assets, La Française has developed a multi-boutique model to serve institutional and retail clients in France and abroad.

La Française, aware of the importance of the extensive transformations occurring in our increasingly digital and connected world, has created an innovation platform which brings together the new activities identified as key businesses of tomorrow.

La Française has 51 billion euros in assets under management as at 31/10/2020 and has operations in Paris, Frankfurt, Geneva, Hamburg, London, Luxembourg, Madrid, Milan, Hong Kong and Seoul.

La Française is a subsidiary of Caisse Fédérale de Crédit Mutuel Nord Europe (CMNE). Groupe Crédit Mutuel has A, negative outlook/A-1 S&P long and short-term ratings (April 2020).

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