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Press Release, August 17, 2017

La Française Real Estate Partners International acquires an office building¹ in the Schwedler Carré, Frankfurt from Deutsche Asset Management



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La Française Real Estate Partners International has acquired, on behalf of two La Française collective real estate investment vehicles, a six story office building from Deutsche Asset Management.

The property is located, at Ferdinand-Happ-Strasse 53, in the mixed use east end district of Frankfurt-am-Main, one of the most dynamic submarkets of the Frankfurt area. The European Central Bank, which established residence in the east end in 2010, has attracted many high quality office and retail tenants, including fintech and service providers.

The building, named Campus 53, was built in 2011 in a newly developed urban retail, office and residential neighborhood (Schwedler Carré), located off the main road, Hanauer Landstrasse, and just 500 meters from the Ostbahnhof railway station.



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The 6.730 m² building is 100% leased, within a ten-year agreement, to a single tenant, a global advertising agency.

Campus 53 has a loft style entrance on the ground floor, modern office spaces on floors one to five and co-working spaces (conference rooms, lounge and cafeteria) on the sixth floor. The overall technical installation is deemed very good and includes a geothermal heating and cooling system. The office space is easily divisible and hence could be adapted to the needs of multiple tenants. 58 parking spaces are available on the two basement levels.

Jens Goettler, Managing Director for Germany, La Française Real Estate Partners International, said: “Campus 53 is a valuable addition to our existing portfolio. The long-term performance of the asset is promising: given the limited availability of space in Ostend (east end), in the future, we should witness upward pressure on rents, which will positively impact our return on investment.”

¹This is an example of an investment held within the portfolio. It is not indicative of future investments and does not fully reflect the composition of the funds.

La Française Real Estate Partners International was advised by Ashurst LLP and TA Europe.

About La Française Global Real Estate Investment Managers

The real estate activities of La Française have been united under the brand La Française Global Real Estate Investment Managers (GREIM). This umbrella brand covers La Française REM, La Française Real Estate Partners and La Française Real Estate Partners International.

La Française REM is the French leader in collective real estate investments in terms of capitalisation (as at 31/12/2016, IEIF). A specialist in third-party investment and asset management, it is present across all French real estate markets. It has also developed a platform for real estate mandates, offering dedicated solutions for institutional investors with investment strategies ranging from Core/Core+ to Value Added and Opportunistic within the La Française Real Estate Partners structure.

La Française Real Estate Partners International provides a complete investment management service in both direct and indirect real estate investments for a wide range of international clients across continental Europe, the UK and Asia. It operates from offices in London and Frankfurt (and recently opened an office in Seoul). The platform is a recognized specialist in core and core-plus real estate investment strategies throughout Europe.

La Française GREIM has over €15bn in assets under management (as at 30/06/2017) and offers a complete range of tailored real estate solutions to investors across the globe.



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About La Française

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For forty years, La Française has been developing core competencies in third party asset management.

La Française has a multi-affiliate business model organized around four core activities: securities, real estate, investment solutions and direct financing. The group caters to institutional and private clients throughout the world.

With 566 professionals and offices in Paris, Frankfurt, Geneva, Stamford (CT, USA), Hong Kong, London, Luxembourg, Madrid, Milan, Seoul and Singapore, La Française manages over 64* billion euros in assets.

Credit Mutuel Nord Europe ("CMNE"), a banking and insurance group present in Northern France and Belgium with total regulatory capital of €3.3bn as at 31/12/2016, holds 92% of the voting rights of La Française (as at 16/03/2017). La Française's employees and management are also shareholders in the company.

*as at 30/06/2017

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