



LA FRANÇAISE

investing together

Press Release, June 19, 2019

La Française continues to attract South Korean capital to French Real Estate market with trophy Neuilly-sur-Seine based asset



Photo credit: Fernando Javier Urquijo

Samsung Securities, advised by La Française, has recently engaged with ICADE, a listed commercial property investor and developer, in a promissory agreement for the purchase and sale of Crystal Park. The asset comprises a seven-story office building located 62-64 boulevard Victor Hugo, in Neuilly-sur-Seine (92), a prime business location in close vicinity to the Paris CBD and La Défense. La Française, minority co-investor, will act as asset manager. The sale (€691 million¹ excluding duties) will close in July 2019. For Samsung Securities, this is the fourth investment in the Paris region and the second collaboration with La Française following the acquisition of the Belgian headquarters of a leading renewable energy supplier in Brussels (North Light and Pole Star assets).

Located in a dynamic business environment, the building offers over 39.000 m² of office space, 719 underground parking spaces and a landscaped park of two hectares. The asset was built in 2003 and heavily refurbished in 2018. The property offers extensive facilities, including a restaurant reserved for on-site staff, a cafeteria, auditorium, meeting rooms, concierge services, business center, fitness centre, etc. It is unique in offering such a high quality campus in such close proximity to the CBD and the highly sought after residential districts to the west



LA FRANÇAISE

investing together

of Paris. It has been highly successful in attracting service sector companies seeking an exceptional environment for their employees.

The building is fully let to four quality tenants, including a leading multinational consulting firm, a listed sensory R&D firm, a listed cosmetics group and a leading French Digital and IT services provider.

Patrice Genre, President of La Française Real Estate Partners commented, "The Crystal Park transaction illustrates well the strength and depth of our international investment and business network. From fund raising and sourcing to asset and fund management, La Française is a one-stop real estate shop. We thank our South Korean partners for their continued confidence"

Shawna Yang, Director of Real Estate Investor Relations for Asia concluded, "For La Française, this is the single largest transaction to-date on behalf of South Korean investors, keen on diversifying their portfolios in French real estate. The French real estate market continues to show positive signs both in terms of valuations and rental values and we will continue to seek quality assets for Asian investors."

Samsung Securities was advised by Mastern Investment Management in Korea. La Française Real Estate Partners was advised by Maître Hervé Vinas, Jones Day (Erwan Le Douce-Bercot and Flavia Poujade), Strategies & Corp and Flabeau.

¹ before the effect of commercial benefits and miscellaneous work remaining at the expense of Icade.

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 31/12/2018, 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,



LA FRANÇAISE

investing together

Frankfurt and Seoul. The platform is a recognized specialist in core and core-plus real estate investment strategies throughout Europe.

La Française GREIM has over €19bn in assets under management (as at 31/12/2018) and offers a complete range of tailored real estate solutions to investors across the globe.

About La Française

Investing together

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

La Française has a multi-expertise 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 639 professionals and offices in Paris, Frankfurt, Geneva, Hamburg, Stamford (CT, USA), Hong Kong, London, Luxembourg, Madrid, Milan, Seoul and Singapore, La Française manages over 65.8* billion euros in assets.

La Française is owned by Credit Mutuel Nord Europe ("CMNE"), a banking and insurance group present in Northern France and Belgium with total regulatory capital of €3.2bn as at 30/06/2018.

*as at 01/01/2019

Enquiries:

La Française:

Caroline Babouillard +33 1 44 56 10 27 - cbabouillard@la-francaise.com

Debbie Marty +33 1 44 56 42 24 – debmary@la-francaise.com

Disclaimer

THIS DOCUMENT IS INTENDED FOR NON-PROFESSIONAL INVESTORS AS DEFINED BY MIFID. The information and material provided herein does not in any case represent advice, an offer, a solicitation or a recommendation to invest in specific investments.



LA FRANÇAISE

investing together

Issued by La Française AM Finance Services, home office 128 boulevard Raspail, 75006 Paris, France, regulated by the “Autorité de Contrôle Prudentiel et de Résolution” as investment services provider under the number 18673 X, affiliate of La Française. Internet information for the regulatory authorities Autorité de Contrôle Prudentiel et de Résolution www.acpr.banque-france.fr, Autorité des Marchés Financiers www.amf-france.org.

La Française Real Estate Partners International, a private company limited by shares under English law, registered with Companies House of England and Wales under number 8846658, with its registered office at 78 Brook Street, London W1K5EF.

La Française Real Estate Partners, Professional Card issued by the Paris Police Prefecture – Real estate management number G 6396 – Real estate transaction number T 15840. APE (real estate agencies): 6619B

La Française Real Estate Managers, authorised by the Autorité des Marchés Financiers under number GP 07000038 on 26 June 2007 (AMF). Professional Card issued by the Paris Police Prefecture - Real estate transaction number T12056.