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Press Release, September 16, 2019

La Française acquires off-market fulfillment centre in North Rhine Westphalia on behalf of South Korean investors



La Française acting on behalf of Samsung Securities and KB Securities has completed the acquisition of a c. 150,000 sqm modern and purpose-built e-commerce fulfillment centre located in Rheindahlen, Monchengladbach in the Rhine Ruhr region of Germany. The property benefits from a long term lease to Amazon and represents one of their largest and most technologically advanced fulfillment centres in Europe. The property combines robotic technology with the skills of more than 1,000 strong workforce.

Located in an economically vibrant region of Germany and at the heart of European logistics network, the property consists of logistics facilities across 3 floors, office space, training centre and canteen areas alongside a dedicated car park building of more than 1,000 spaces and 180 trailer bays. The construction was completed in July 2019.

The property was acquired in a share deal on an off-market basis from the developer, Ixocon Immobilien GmbH & Co. KG. This acquisition represents the first logistics investment concluded by La Française on behalf of South Korean investors. For Samsung Securities, this is the third 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) and the recently announced €691 million acquisition of the Crystal Park office campus located in Paris.



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Nimit Oberoi, Director of European Acquisitions commented, "This acquisition illustrates well the strength of our sourcing network to secure scarce investment products from local developers and align their interests to those of our clients. We thank our South Korean capital partners for their continued support."

Jens Goettler, Managing Director for Germany, La Française Real Estate Partners International concluded, "For La Française, this is a landmark transaction on behalf of South Korean investors, keen on diversifying their portfolios into e-commerce led investment themes. As e-commerce penetration deepens, the German logistics 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 our clients."

Samsung and KB Securities were advised by Shinhan Alternative Investment Management Inc. and Bae, Kim & Lee Inc in Korea. La Française Real Estate Partners International was advised by Clifford Chance for tax and legal aspects, Drees and Sommer for technical due diligence and Hamdon Properties for deal advisory. The financing for this transaction was provided by DekaBank Deutsche Girozentrale.

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

La Française GREIM has €21bn in assets under management (as at 30/06/2019) and offers a complete range of tailored real estate solutions to investors across the globe.



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About La Française

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 610 professionals and offices in Paris, Frankfurt, Geneva, Hamburg, Stamford (CT, USA), Hong Kong, London, Luxembourg, Madrid, Milan, Seoul and Singapore, La Française manages 68* 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 30/06/2019

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