

Paris, 11 February 2022

Press release

La Francaise Real Estate Managers acquires two adjacent mixed-use assets in Bristol, UK



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

La Française Real Estate Managers (REM), acting on behalf of a collective real estate investment vehicle, has acquired from IV Real Estate two adjacent office buildings with ground floor leisure operators:

- Gilbert House (ca. 12,800 sq. feet), a Grade II listed Art Deco building built in 1933 by Sir Gilbert Scott and fully refurbished in 2020/2021,
- 41 Corn Street (ca. 24,000 sq. feet), built in 1964 and refurbished in 2020/2021,

in Bristol, one of the top six regional office markets in the United Kingdom.

The recently refurbished buildings, 100% let on long leases, offer good quality office accommodations in the historic heart of Bristol and are well placed, within 15-minutes walking



distance of Bristol Temple Meads Railway Station, to attract occupiers seeking good amenities, which include bicycle storage, roof terraces, new heating, generous floor to ceiling heights.

Historically the banking district of the city, Corn Street is now home to numerous restaurants and high-end hotels. The attractive setting and good level of services have made it an appealing neighbourhood for young companies to locate. The office space is fully let to a technology company operating in the e-commerce sector and the two ground floor retail units are let to leisure operators.

Peter Balfour, Head of Real Estate UK for La Française Real Estate Managers said, *“There is a low level of vacancy and a limited supply of Grade A offices in the central core of Bristol. A new vibrancy is emerging with many secondary offices converted into residential property, hotels and leisure facilities. This makes it an attractive place to live and work.*

La Francaise REM was advised by Joiner Cummings. IV Real Estate was advised by Savills and Alder King.

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 55 billion euros in assets under management as at 31/12/2021 and has operations in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan and Seoul.

La Française is a subsidiary of Caisse Régionale de Crédit Mutuel Nord Europe (CMNE). Groupe Crédit Mutuel has A, stable outlook/A-1 S&P long and short-term ratings (June 2021).

Contacts La Française

La Française:

Pascale Cheynet +33 1 43 12 64 25 | pcheyne@la-francaise.com

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



Disclaimer:

Promotional document. THIS DOCUMENT IS INTENDED FOR PROFESSIONAL INVESTORS AS DEFINED BY MIFID II. 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.

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, Financial Conduct Authority (FCA) www.fca.org.uk, Bundesanstalt für Finanzdienstleistungsaufsicht www.bafin.de

La Française Real Estate Managers, approved by the “Autorité des Marchés Financiers” under N GP07000038 on June 26th 2007, approval (i.e. the Carte professionnelle) granted by the Paris Ile-de-France “Chambre du Commerce & de l’Industrie” under CPI N 7501 2016000 006 443 – Transactions on Buildings and Business Assets and Real Estate Management and AIFM authorisation under Directive 2011/61/EU on June 24, 2014

La Francaise Group UK Ltd – Registered in England No: 4253400. La Francaise Group UK Finance Ltd – Registered in England 4717154, authorised and regulated by the Financial Conduct Authority (FCA number: 225360) - Registered office: 78 Brook Street, London, W1K 5EF. These businesses are individually and collectively trading as ‘La Francaise Real Estate Managers’ ; LF Real Estate Managers Germany Deutsche Zweigniederlassung der La Francaise Group UK Ltd - Registered in Germany No: HRB 79216 is subject to limited regulation by the Bundesanstalt für Finanzdienstleistungsaufsicht - Registered office: Neue Mainzer Str. 80, 60311 Frankfurt am Main.