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PRESS RELEASE

La Française Real Estate Managers (REM) acquires retail premises, located "Place Masséna" in Nice (06), France



Non-contractual photo (pending) - Investments do not constitute a commitment with regard to future acquisitions.

La Française Real Estate Managers (REM), a real estate asset management company with €32 billion in assets under management (as at 30/06/2023), has acquired from a private investment firm a retail unit located in the heart of Nice (06), on the iconic "Place Masséna", close to one of the city's busiest crossroads.

Close to public transport links, the retail space is located under the arcades which are characteristic of the square, and it has an impressive 14-metre façade. The LED-lit retail premises span 868 m² over three levels (lower floor, ground floor and first floor).

The retail space is 100% leased to the Roche Bobois group, a company specialised in the design and distribution of contemporary furniture.

Thierry Molton, Managing Director of La Française Real Estate Managers - Retail Division, concluded: *"This acquisition is a good addition to our retail portfolio because of the quality of the tenant, its visibility and the prime location of the property and, more generally, its proximity to a number of well-known retailers"*.

This acquisition, for ca. €9 million "deed in hand", was carried out on behalf of a collective real estate investment vehicle.

La Française REM was advised by 14 Pyramides Notaires; the seller was advised by Flusin & associés. Both parties were advised by Catella Property.

About La Française

The major changes linked to environmental and societal challenges are opportunities to consider the future. Identifying the drivers of change and understanding how they will shape global growth and ultimately influence the long-term performance of financial and real estate assets is at the heart of La Française's mission. It is in this spirit that the asset manager forges his/her investment beliefs and develops his/her mission.

The group uses its innovative capacity and customer-focused technology to design investment solutions that combine performance and sustainability.

Structured around two business lines, "Financial Assets" and "Real Estate Assets", La Française Group serves institutional and wealth management clients in France and abroad.

La Française manages over €45 billion in assets through its offices in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore (30/06/2023)

La Française is a subsidiary of Caisse Régionale du Crédit Mutuel Nord Europe (CMNE), a member bank of Crédit Mutuel Alliance Fédérale, which has long-term ratings of A+/Aa3/AA- from S&P (11/2022), Moody's (07/2023) and Fitch (12/2022).

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Legal notes:

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.

The portfolio management company La Française Real Estate Managers received AMF accreditation No. GP-07000038 on 26 June 2007 and AIFM accreditation under Directive 2011/61/EU, dated 24/06/2014 (www.amf-france.org).