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PRESS RELEASE

La Française Real Estate Managers (REM) acquires a business park in Saint-Jean-d'Illac (33), France



Non-contractual photo - 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 a business park from SCI Porta Romana at 91 Impasse Johannes Kepler in Saint-Jean-d'Illac (33), west of Bordeaux.

In the heart of an industrial zone with over 300 companies, the warehouse is located 6 km from the Rocade motorway and 7 km from Bordeaux's airport. It has a total surface area of 3,960 m², including 500 m² of office space. The premises, equipped with modern, high-performance hot and cold air production equipment, are leased in their entirety to a company specialising in the import of Italian gastronomic products. There are also plans to install solar panels on the asset by 2028.

Thierry Molton, Managing Director of La Française Real Estate Managers - Retail Division, concluded: *"The final stage of this three-phase operation was completed in 2022. As a result, we reap the benefits of the running ten-year guarantee on the asset, which meets the latest energy standards. In addition, the fact that the tenants have been in place since 2010 helps to mitigate rental risk. The geographic location of the asset, a couple of miles outside of Bordeaux, is a real strong point given the boom in e-commerce."*

This acquisition, for just over €4 million, was made on behalf of a collective real estate investment vehicle.

La Française REM was advised by 14 Pyramides Notaires; the seller was advised by the notary office Meyssan et Associés. Both parties were advised by BNP PARIBAS REAL ESTATE TRANSACTION France's regional investment team.

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:

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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).