

PRESS RELEASE

**LA FRANÇAISE REAL ESTATE MANAGERS ACQUIRES CORPORATE HEADQUARTERS
OFFICE BUILDING IN LONDON**

Grosvenor closes sale of 10 Ebury Bridge Road in a £55m transaction



Photo not binding - investment example, not an indicator for future investments

Paris, 19 October 2023 - La Française Real Estate Managers (REM), acting on behalf of two collective real estate investment vehicles, has acquired from Grosvenor's UK Property business a corporate headquarters office building, located in exclusive Belgravia at 10 Ebury Bridge Road in London (SW1 8PZ). A short walk from Victoria Station and Sloane Square, the building is located in a mixed-use neighborhood, characterized by a blend of office, Regency and Georgian-style townhouses, apartment buildings, high-end retail and green garden squares.

Designed by leading London architects Rolfe Judd, the office building was originally constructed in 1992 and provides 62,587 sq. ft. of flexible office and ancillary accommodation arranged over Lower Ground, Ground and six upper floors. Located on a virtual island site, the property is one of the very few self-contained headquarters office buildings (with shower facilities, a staff canteen, an electric vehicle charging station, gated bicycle spaces) in the Victoria submarket. The building is fully let under a 15-year lease expiring in 2038 to an Italian multinational energy provider as their long-standing London headquarters for what has been over thirty years.

The building benefits from 3.6 metre slab to slab heights and largely column free floor plates. These features align with contemporary occupier demands. The office space also enjoys good natural light from all sides with views across London on the upper floors, in addition to a large central atrium which provides landscaped courtyards at ground

and lower ground-floor levels, offering external amenity space for occupiers. Refurbishment works, due to be completed imminently, have been undertaken by the tenant to enhance the sustainability credentials of the buildings (Energy Performance Certificate Rating of C, compliant with the compulsory 2025 deadline) and to elevate the quality of the workspace to meet current occupier demands.

Peter Balfour, Head of Real Estate UK for La Française Real Estate Managers said, *“As one of the few self-contained headquarters office buildings in Belgravia, the rarity factor, as well as the strong covenant, long unexpired lease term and potential for conversion to other commercial uses, should sustain the long-term value of the investment. Furthermore, as our first acquisition in the West End of London, the asset is complementary to our existing London portfolio.”*

La Française Real Estate Managers was advised by RX London, Ashurst on legal, tax and financial aspects and CS2 on technical and environmental due diligence. The vendor, Grosvenor, was advised by JLL.

About La Française

Environmental and societal challenges are opportunities to consider the future. Identifying drivers of change and understanding how they will fashion global growth and ultimately influence the long-term performance of financial and real estate assets is at the heart of La Française’s mission. The asset manager’s forward-looking investment strategy is built upon this conviction.

The group uses its capacity for innovation and its client centric technology to design investment solutions that bridge the gap between performance and sustainability.

Organized around two business lines, financial and real estate assets, La Française serves institutional and retail clients in France and abroad.

La Française manages over 45 billion euros in assets and has operations in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore. (30/06/2023)

La Française is a subsidiary of Caisse Régionale de 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) / Fitch (12/2022).

La Française contact:

La Française:

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

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

Legal information

Issued by La Française AM Finance Services, whose head office is located at 128 boulevard Raspail, 75006 Paris, France. It is regulated by the "Autorité de Contrôle Prudentiel" as an investment services provider under number 18673 X, an affiliate of La Française.

La Française Real Estate Managers, a company accredited by the Autorité des Marchés Financiers under number N GP07000038 on 26 June 2007, accreditation ("Professional Licence") issued by the Chamber of Commerce and Industry of Paris Île-de-France under the number CPI N 7501 2016000 006 443, authorised to carry out transactions



on buildings and commercial assets as well as property management and AIFM approval under Directive 2011/61/EU 24 June 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.