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PRESS RELEASE

La Française Real Estate Managers (REM) acquires a logistics warehouse in Pont-d'Ain (01) from Harbert Management



La Française Real Estate Managers (REM), a real estate asset management company with nearly €32 billion of assets under management (31/03/2023), has acquired off-market a logistics warehouse located at 360 rue de la Batie in Pont-d'Ain (01) from a fund managed by Harbert Management Corporation. This asset is strategically located, 50 km north-east of Lyon and 100 km from Geneva. The acquisition was made on behalf of ERAFP, a French institutional investor.

Developed by PRD and delivered in February 2022, this Class A warehouse is located in the “Plaine de l'Ain” Industrial Park, in the Greater Lyon logistics market, the second largest logistics market in France. The site has excellent access to the A42, A40 and A6 motorways, covering a large catchment area. Fully leased to three tenants, the warehouse has a total surface area of 50 405m², including 1 047m² of office space, and offers 229 parking spaces, including 15 for heavy goods vehicles. As a new asset aiming for the BREEAM Very Good label, it meets the latest technical standards (Grade A). Additionally, the roof is entirely covered with solar panels.

Leslie VILLATTE, Director of Institutional Investments and Real Estate Development – France of La Française Real Estate Managers – Institutional Division, said: *“This acquisition was completed in the context of a renewed mandate. It constitutes the first logistics warehouse in the real estate portfolio that we manage on behalf of ERAFP, who we would like to thank for their renewed confidence. In Lyon, the logistics market is very competitive given the limited stock, well below take-up over the past five years. This scarcity of supply, together with the technical and environmental characteristics of the asset itself, should sustain the value of this prime logistics warehouse over time.”*

Eric DESAUTEL, Director of HMC's French office, said: *"We are delighted to have concluded this off-market sale to La Française Real Estate Managers, acting on behalf of ERAFP. This asset is a solid example of our core business, namely to produce new or restructured assets of institutional quality which satisfy the latest environmental criteria, in locations where there is a shortage of supply."*

La Française REM was advised by JLL, Lexfair, Reed Smith and Builders & Partners.
Harbert Management Corporation was advised by Screeb, DLA Piper and Etyo.

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 has over 49 billion euros in assets under management with operations in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore (as at 31/12/2022).

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 (12/2021), Moody's (02/2022) and Fitch (05/2022).

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Legal notes:

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.