

Paris, 8 February 2023

Press release

## LA FRANÇAISE REAL ESTATE MANAGERS ACQUIRES OFF-MARKET A SENIOR HOUSING UNIT IN AMIENS (80)



La Française Real Estate Managers (REM), a real estate asset management company with €31 billion in assets under management (30/11/2022), has signed a forward purchase agreement for a senior housing unit of nearly 5,500 m<sup>2</sup>, located at 4 rue Dejean in Amiens, also known as the “Little Venice of the North”. This investment is part of a separate account mandate granted by a Danish institutional investor to La Française REM.

The project, co-developed by Groupe Duval and Vinci Immobilier, involves a senior housing unit (ground floor + 5) composed of 123 apartments, ranging from studios to three-room apartments, and provides a common area of 831 m<sup>2</sup> and bicycle storage. Delivery is scheduled for December 2024. The residence, which is built in a "U" shape around a green space, will offer – for a competitive monthly rent – a wide range of services, including 24-hour surveillance, fall detection systems, a daily activity programme, hairdresser, gym, fitness centre, etc. The residence will deliver good energy and environmental performance with the BIODIVERSITY and INTAIRIEUR labels as well as a connection to the district heating network.



Ideally located a few minutes walk from all basic amenities and the train station, the residence has been 100% pre-let to Happy Senior (Groupe Duval) under a long-term lease.

Leslie Villatte, Director of Institutional Real Estate Investments and Development – France of La Française Real Estate Managers – Institutional Division, concluded: "This new senior housing unit completes the portfolio of our long-standing institutional investor. The limited supply of senior housing units coupled with competitive pricing will support the occupancy rate of the residence and contribute to the valuation of the asset."

For this operation, La Française REM was advised by Lexfair (Virginie Blanc), Reed Smith (Carole Steimlé) and Egis.

### **About La Française**

The major changes linked to environmental and societal challenges are opportunities to consider the future. The new levers which have been identified will constitute the growth and the financial and real estate performance of tomorrow. La Française management group's forward-looking investment strategy is built upon this conviction and mission.

The group uses its capacity for innovation and its technology to serve its customers and to design its investment solutions that combine performance and sustainability.

Organised around two business lines, "Financial Assets" and "Real Estate Assets", La Française is developing its business with institutional and heritage clients in France and abroad.

La Française manages over €50 billion in assets through its offices in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore (30/06/2022)

La Française is a subsidiary of Caisse Régionale du Crédit Mutuel Nord Europe (CMNE), a member of Crédit Mutuel Alliance Fédérale (LT ratings A+/Aa3/AA- from S&P (12/2021) / Moody's (02/2022) / Fitch (05/2022).

### **La Française contact persons**

#### **La Française:**

Pascale Cheynet: +33 1 43 12 64 25 | [pcheynet@la-francaise.com](mailto:pcheynet@la-francaise.com)

Debbie Marty: +33 1 44 56 42 24 | [debmarty@la-francaise.com](mailto:debmarty@la-francaise.com)

#### **Disclaimer:**



Issued by La Française AM Finance Services, an affiliate of La Française, with its head office located at 128 boulevard Raspail, 75006 Paris, France. Licensed by the French Prudential Supervision and Resolution Authority (ACPR) as an investment services provider under number 18673 X.

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.