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PRESS RELEASE

La Française Real Estate Managers acquires a clinic in the heart of Paris (11th arrondissement)



Non-contractual photo - Investments do not constitute a commitment to future acquisitions

La Française Real Estate Managers (REM), acting on behalf of a collective real estate investment fund, has acquired the premises of the Clinique Mont-Louis for close to €34 million. Located at 8-10 rue de la Folie-Regnault in the 11^e arrondissement of Paris, the Clinique Mont-Louis is very close to public transport, near metro stations on both line 9 (Charonne) and line 2 (Philippe Auguste).

The clinic (ground floor + 9 floors and 3 basement levels) has 159 beds (118 surgical beds, 21 full hospitalisation medical beds, 20 outpatient surgical places), 9 surgical theatres and 3 endoscopy units for a total surface area of 6,976 m², of which 2,729 m² are in the basement.



The asset, classified as a “public-access building” (category 3, U-type), is operated by the OC Santé group, the leading independent health group in Occitanie (region of southern France). Firmly committed to a quality approach in order to provide the best possible service to patients, more than a hundred doctors and surgeons work at the Clinique Mont-Louis, where some 19,000 operations are carried out each year. In order to improve the ESG (Environmental, Social and Governance) positioning of its asset, La Française REM intends to set in motion an action plan.

Jérôme Valade, Head of healthcare assets at La Française REM, said, *“Medical, surgical and obstetrics clinics are the backbone of the healthcare system in France, alongside university hospitals. They play an active role in the medical care of the entire population. On the real estate side, the Medical, Surgical and Obstetrics market is a niche market. With this transaction, La Française REM demonstrates its ability to be a key player on this market, normally reserved for specialists. Alongside this highly positive development, we are strengthening our teams and we would like to welcome Nicolas Monnier as Asset Manager, specialising in healthcare assets.”*

For this acquisition, La Française REM was advised by ADAMA Conseil & Transactions (operational due-diligence), ALLEZ & ASSOCIES (notarial aspects), ARCHERS (legal) and ARTELIA (technical and ESG-related aspects).

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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