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Press release

LA FRANÇAISE REAL ESTATE MANAGERS (REM) ACQUIRES A COLIVING ASSET FOR SENIORS IN CHAVILLE (92, FRANCE)



Non contractual photo - Investments are not a commitment to future acquisitions.

La Française Real Estate Managers (REM), acting on behalf of a collective real estate investment vehicle, has acquired off market a coliving residence for seniors, located at 9 avenue Sainte Marie in Chaville (92, France) and operated by Chez Jeannette, under a 12-year lease.

The asset is located in the western suburbs of Paris in Chaville, accessible on foot from multiple stations: Chaville Vélizy (RER C), Chaville Rive Droite (transiliens L, U) and Chaville Rive Gauche (transilien N). Chaville is crossed by the 910 departmental road that connects Paris to Versailles and constitutes the main shopping street, which is just a 7-minute walk from 9 avenue Sainte Marie.

The acquisition concerns a nineteenth century private hotel, former home of the painter Dunoyer de Segonzac. The villa, which is surrounded by green spaces, offers a surface area of 310 m² spread over 4 levels and will be transformed into shared senior housing with services (house master and living aids), which can accommodate 8 residents (8 rooms, each with a bathroom). Renovations to convert the space, which include the installation of an elevator, and investments to achieve very good energy performance will be financed by the buyer.

The Chez Jeannette concept is a new way of caring for the elderly, by offering an alternative to existing solutions to support seniors who are losing their autonomy and by developing a shared and supervised



housing model. The goal of Chez Jeannette is to provide support services, create social ties and develop a home living environment.

Jérôme VALADE, Director of La Française REM's Healthcare Real Estate Division, concluded: "The ageing of the population combined with longer life expectancy is a long-term trend observed throughout Europe. It is naturally accompanied by growth in the demand for assets in line with new uses, including coliving assets for seniors. This is La Française Real Estate Managers' first investment in a coliving asset dedicated to seniors and we are pleased to have permitted the opening of a new site operated by Chez Jeannette, whose founding values are perfectly compatible with our investment strategy."

For this acquisition, La Française REM was advised by 14-PYRAMIDES for the notarial audit, ARCHERS for the legal audit and DELPHA Conseil for the ESG and technical audit.

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 member of Crédit Mutuel Alliance Fédérale, which has long-term ratings of A+/Aa3/AA- from S&P (11/2023), Moody's (07/2023) and Fitch (10/2023).

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