

Paris, 17 January 2024

Press release

## **LA FRANÇAISE REAL ESTATE MANAGERS ACQUIRES A HIGHER EDUCATION FACILITY IN BORDEAUX (33, FRANCE)**



*Credit: Lacrouts-Massicault SA*

*Non-contractual image - Investments do not constitute a commitment with regard to future acquisitions.*

La Française Real Estate Managers (REM), a real estate asset management company with almost €32 billion in assets under management (30/06/2023) acting on behalf of a closed-ended real estate investment vehicle, has acquired off-plan a 1,935 m<sup>2</sup> higher education facility, located on boulevard Godard in Bordeaux, the 9<sup>th</sup> biggest city in France.

The building, classified as an ERP (publicly accessible building), is part of a programme developed by Eiffage Immobilier Sud-Ouest and Jops Conseils comprising 9,000 m<sup>2</sup> spread over five buildings, and will be delivered at the end of the first half of 2024. The project is located in the Chartrons district, an attractive area for the quality and number of its green spaces, cultural venues, schools and universities. The asset will be easily accessible by public transport, notably by tramway line C and several bus routes. It is leased in its entirety to a public higher education institution under a future state of completion lease.

The ground floor will feature an auditorium, while the upper levels will offer classrooms and conference rooms. It will also have a parking space for people with reduced mobility and two charging points for electric cars.

In terms of energy and environmental performance, the building, with its timber-framed facades, is aiming for NF HQE Bâtiments Tertiaires Neuf Très Bon certification, the E+C- level E2C2 label and savings of 35% compared with RT2012 requirements, thanks in particular to its use of the district heating network.

Leslie Villatte, Director of Institutional Real Estate Investments and Development – France of La Française Real Estate Managers – Institutional Division, concluded: *"The asset's location in the heart of Bordeaux, its energy efficiency targets and the tenant's long-standing ties with Bordeaux all point to a favourable valuation outlook for an asset that perfectly complements the existing portfolio."*

For this transaction, La Française REM was advised by the notary firm Allez & Associés (*Maria-Hélène Kremer*) and by Emenda as project manager.

### **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).

### **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.