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PRESS RELEASE

La Française Real Estate Managers invests in the healthcare centre of the “Bauer Box”, a new real estate complex “open to all” in Saint-Ouen, France (93)



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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 vehicle, has acquired, as a sale before completion transaction, a healthcare centre with a total surface area of 1,937 sqm in the “Bauer Box”, an urban development project in Saint-Ouen (93).

Located in a fast developing urban area behind the north stand of the Bauer stadium, near the future university hospital Grand Paris-Nord in Saint-Ouen and 10 minutes from the Mairie de Saint-Ouen (Metro line 14) and Garibaldi (Metro line 13) metro stations, the "Bauer Box" is the epicentre of a project which aims to redevelop the neighbourhood around the Bauer stadium and to establish pedestrian zones open to the public in order to create a concentration of amenities and services. Developed by the REALITES Group, a winner of the “Imaginons la Métropole du Grand Paris” contest in June of 2019, the "Bauer Box" is a mixed programme of 30 000 sqm, including 7 000 sqm of office space, 5 000 sqm for a school, a coliving facility with 334 rooms, shops, a concert hall, restaurants and a multidisciplinary healthcare center.



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The premises covered by the sale, which also include a 101 sqm healthcare store at the foot of the building and four parking spaces equipped with charging stations for electric vehicles, will meet the latest environmental standards. The ground and first floors will be certified as "HQE Bâtiment Durable Tertiaire level Excellent" and "BREEAM International New Construction level Excellent", and the dedicated space in the basement certified "BREEAM level Very Good". The common areas of the real estate complex will include a bicycle room with showers and lockers, green roofs, wildlife-friendly facilities and 600 sqm of green space. Delivery is scheduled for 31 December 2025.

The healthcare centre will offer a multidisciplinary medical centre (G+1) as well as a sports-health centre (G-2) offering professional physiotherapy, osteopathy and sports medicine sessions. The centre will be leased to Vista Santé, a trademark of the REALITES Group, under a 12-year fixed lease. Vista Santé organizes with healthcare professionals, such as sports doctors, cardiologists and physiotherapists, personalized sessions around prevention through adapted physical therapy, return-to-sport preparation, recovery after injury, etc. REALITES is a regional development group which has a strong focus on people and acts as a bridge between innovative concepts of use and real estate solutions.

Jérôme Valade, Head of Healthcare Assets at La Française REM concluded, *"The city of Saint-Ouen is reinventing itself through the Bauer project. A genuine hub of everyday amenities and services, the "Bauer Box" will unite the community and reconnect the town of Saint-Ouen. By investing in the "Bauer Box", we are improving patient access to healthcare. The ever-increasing importance given to health and well-being, coupled with the structural scarcity of (health) assets are key factors which will support the value of the asset".*

For this acquisition, La Française REM was advised by ALLEZ & PARTNERS (Maria-Hélène Kremer, Notary), ARCHERS (Marlène Benoist-Jaeger, Associate Lawyer) and NEAT (Jean Neat, AMO).

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).

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Contact La Française:

La Française:

Pascale Cheynet: +33 1 43 12 64 25 | pcheynet@la-francaise.com
Debbie Marty: +33 1 44 56 42 24 | debmarty@la-francaise.com

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