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PRESS RELEASE

La Française Real Estate Managers (REM) acquires off-plan a multi-disciplinary healthcare facility in Bordeaux (33), France



Non contractual image / Credit: Agence Bartolo + Contré Architectes - 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-plan a multi-disciplinary healthcare facility located at 27 rue Henri Dunant in Bordeaux (33). The transaction volume amounts to almost €22 million (deed in hand).

Co-developed by GCC Real Estate and WYHO Promotion, the project is on the right bank, in the Deschamps Belvédère district, which is an old industrial site undergoing considerable change, situated between the Pierre bridge and the Saint Jean bridge. The site is less than 10 minutes from the left bank and 20 minutes from Saint Jean Station. Urban development plans are advancing well and include the construction of residential properties, offices, schools, hotels, business parks and retail space as well as a variety of green spaces by 2024/2025.

The project will be carried out by the general contractor GCC Aquitaine, and delivery is expected in the 2nd quarter of 2025. The facility will develop a total surface area of 5,427 m², spanning over seven floors and will include a healthcare center (consultations, radiology), a wellness center (rehabilitation), professional and research spaces, a restaurant and bicycle storage space. The design of the building will offer great flexibility to its occupants and distant conversion prospects. Equipped with 100% LED lighting, a hot water



sanitation and heating system connected to the urban heating network and a dual-flow air treatment plant, the project aims for the BREEAM Very Good certification, “E+C- level E3C1” and “biosourced building level 1” labels and an energy performance level RT2012 -30%. All the criteria of La Française REM's New Building Charter are respected. The asset is pre-leased under a long-term agreement to Medicina, a company that creates and manages multi-disciplinary healthcare facilities, based on a new business model which aims to improve patient care by offering a comprehensive package of services covering prevention, care and well-being.

Jérôme VALADE, Head of Healthcare Assets at La Française REM, concluded: *"After the acquisition of the first MEDICINA healthcare facility, avenue Rockefeller in Lyon in late 2021, we are delighted to renew our partnership with Medicina, a healthcare player whose development model is fully aligned with our objective to fight against the lack of healthcare infrastructures and to improve the quality of care. This asset matches perfectly with our overall investment strategy in healthcare and more generally speaking with La Française REM's sustainable approach."*

For the acquisition, La Française REM was advised by Archers, 14 Pyramides and ARC PM.

About La Française

Environmental and societal challenges are opportunities to consider the future. Identifying drivers of change and understanding how they will fashion global growth and ultimately influence the long-term performance of financial and real estate assets is at the heart of La Française's mission. The asset manager's forward-looking investment strategy is built upon this conviction.

The group uses its capacity for innovation and its client centric technology to design investment solutions that bridge the gap between performance and sustainability.

Organized around two business lines, financial and real estate assets, La Française serves institutional and retail clients in France and abroad.

La Française manages over 45 billion euros in assets and has operations in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore. (30/06/2023)

La Française is a subsidiary of Caisse Régionale de 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 (11/2023) / Moody's (07/2023) / Fitch (10/2023).

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Legal notes:

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The portfolio management company La Française Real Estate Managers received AMF accreditation No. GP-07000038 on 26 June 2007 and AIFM accreditation under Directive 2011/61/EU, dated 24/06/2014 (www.amf-france.org).