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PRESS RELEASE

Groupama Immobilier posted a record year in 2017, with €1.24 billion in transactions

- **€840 million of assets sold**
- **€400 million spent on targeted acquisitions and works initiated on asset developments**
- **2nd largest rental operation of the year in France with the Groupama Campus in Nanterre Préfecture (65,000 m² / 700,000 sq. feet)**
- **Groupama Immobilier also received the IPD European Property Investment Award 2017 for the best performance of a real estate investor in the Balanced Fund category.**

The volume of transactions includes €840 million in the sale of considerably restructured and developed assets.

- **€690 million of commercial real estate assets sold:**
 - 69 boulevard Haussmann, Paris: 6,200 m² (67,000 sq. feet) of prime office space and shops, restructured in 2015-2016, fully rented in mid-2016 to eight “blue chip” tenants, and sold in late 2017 to an institutional investor;
 - 46 rue de Lille, Paris: an urban mansion of high historical value, refurbished in 2015-2016, rented in late 2016 to decorator Christian Liaigre, sold in late 2017 to the Edmond de Rothschild Immo Premium real estate vehicle;
 - Window: this 44,000 m² (474,000 sq. foot) “horizontal tower” in La Défense, restructured between 2015 and 2018, rented to RTE 24 months prior to delivery, and sold to Oxford Properties (Omers International) 18 months prior in an “upon delivery” operation;
 - Factory: a Haussmann-period ensemble on rue Chauchat – rue Drouot, restructured between 2014 and mid-2017, rented to Fives 35 months prior to delivery and sold to a family office in late 2017;
 - 100 avenue du Président Kennedy, Paris: a total floor area of 1,430 m² (15,400 sq. feet) including 1,040 m² (11,200 sq. feet) of offices rented to NERIM, and 390 m² (4,200 sq. feet) of shops;
 - Fort-de-France: the former head office of Groupama Antilles Guyane and its 1,000 m² of office space, sold to the AARPHA NGO, which assists people disabled by accidents at work.
- **€150 million from the sale of high-end apartments** in Neuilly-sur-Seine and Paris.

To transform and increase the value of these assets, Groupama Immobilier allocated a further €145 million to works in 2017, in four emblematic projects:

- Eureka, 21 boulevard Malesherbes, Paris: Groupama Immobilier's former head office, vacated in June 2017. This building, in the vicinity of place de la Madeleine, will be fully refurbished to welcome 6,545 m² (70,500 sq. feet) of offices with bold architectural choices, and 1,300 m² (14,000 sq. feet) of terraces. Delivery: late 2019;
- 79 avenue des Champs-Élysées: a corner building of more than 10,000 m² (110,000 sq. feet) with the most prestigious address in the world. Refurbishment began in 2017 and delivery is expected in mid-2018. It will become the home of a sports equipment vendor's largest global flagship;
- SoCo, 44-48 rue Saint-Lazare: a splendid art deco building providing 5,500 m² (60,000 sq. feet) around a garden in the heart of the 9th arrondissement. Delivered in late 2018, rented to FaberNovel, consultants and developers of digital products and services;
- SoSquare, at the Square de l'Opéra-Louis Jouvet: this exceptional asset is a block of more than 20,000 m² (220,000 sq. feet) in the heart of Paris's 9th arrondissement. Its internal squares include restaurants, shops, offices and a theatre.

Groupama Immobilier's results also include €256 million of targeted acquisitions, in particular on behalf of real estate investment companies and Groupama's regional funds. They include:

- 23 street-level shops in Paris and other French cities, rented by Etam retail chains;
- An office building in the emblematic Euroméditerranée neighbourhood of Marseille;
- Adidas's new head office in Strasbourg;
- Hôtel de Caumont, in Aix-en-Provence;
- The new offices of the Haute Garonne local government, in Toulouse.

By end 2017, these assets had already gained considerable value compared to their purchasing prices.

Groupama Immobilier also carried out France's second largest rental operation of 2017: more than 65,000 m² (700,000 sq. feet) in La Défense, for Groupama. Indeed, Groupama is bringing together its teams scattered around the Paris region at the *Groupama Campus*, made up of five buildings located on the Terrasses de l'Arche, creating the first corporate campus in La Défense.

Groupama Immobilier also received the IPD European Property Investment Award 2017 for the best performance in the Balanced Fund category, for its three-year direct return of 9.3% (over-performing the MSCI-IPD benchmark by 1.7%).

About Groupama Immobilier

Groupama Immobilier is the Groupama Group's management vehicle specialised in real estate activities (commercial and residential). On behalf of its principals, the company manages a €3.7 billion portfolio, making it one of France's leading managers of real estate assets.

www.groupama-immobilier.fr