



## PRESS RELEASE

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## GROUPAMA IMMOBILIER ACQUIRES ON BEHALF OF AGRICA THE BUILDING AT 43-45 AVENUE D'ÏENA, IN PARIS

**G**roupama Immobilier announced the acquisition of a late 19<sup>th</sup> century private mansion with a total surface area of more than 2,600 m<sup>2</sup>.



43-45 Avenue d'Ïena – Paris 16<sup>th</sup>

The nearly **€38.5 million** transaction was carried out by Groupama Immobilier on behalf of **SCI AGRICA Patrimoine Foncier**.

“This unrefurbished Haussmann-style office and residential building benefits from an exceptional location in the heart of Paris' central business district, just a few steps away from the Arc de Triomphe,” says Alexandre Reinbold, Groupama Immobilier's Investment Director.

“Thanks to the responsiveness of Agrica's Boards of Directors, our principal has seized a rare opportunity in a very competitive investment market for this asset class. At around €38.5 million excluding duties, this transaction has strong potential for value creation.”

“We are very pleased to have completed this transaction, acquiring an asset that perfectly matches our expectations. The building 43-45 Avenue d'Ïena will be fully refurbished to bring the asset up to premium market standards,” said Frédéric Hérault, CEO of the Agrica Group.

In this transaction, carried out by Cushman & Wakefield (Marion Lemoine, co-exclusively with Crédit Foncier), Groupama Immobilier was advised by notaries Oudot et Associés (Maître Conrad-Bruat) and the seller by law firm Lembo et Associés (Maître Dubee).

### À PROPOS DE 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 €3.5 billion portfolio, making it one of France's leading managers of real estate assets.

[www.groupama-immobilier.com](http://www.groupama-immobilier.com)

### ABOUT AGRICA

Agrica is a partner of choice for all agricultural sub-sectors for the provision of complementary social security. As a professional group, Agrica offers solutions adapted to the specificities of each trade and the challenges of the agricultural sector. [www.groupagric.com](http://www.groupagric.com)