

Paris, 16 October 2014

## **ANF Immobilier, Crédit Agricole Assurances and DCB International announce the acquisition of 40,000 sq.m. of office space in Lyon from Aerium**

- **An exceptional location in the heart of the Part-Dieu district**
- **A new partnership between ANF Immobilier and Crédit Agricole Assurances**



*Lafayette*



*Strège*



*Récamier*

### **A high-quality location and setting**

The portfolio comprises three buildings in Lyon, which are located along a major artery of the Part-Dieu district, namely the Cours Lafayette. They are in the immediate vicinity of the station and ideally connected to the major transport hub in Lyon. The Part-Dieu district is the second largest tertiary centre in France. It groups together more than 2,200 companies, nearly 300 shops and supermarkets, and 2,000 hotel rooms and aparthotels. The buildings lie in the heart of a dense and first-rate economic hub.

### **Areva, a key contract**

The three portfolio assets, called "Lafayette", "Strège" and "Récamier", account for surface areas of 19,800 sq.m, 16,500 sq.m. and 3,800 sq.m. respectively. Together, these buildings represent the historical and regional headquarters of the Areva group. For ANF Immobilier, they represent the third major contract signed in Lyon, after Alstom Transport and the Adecco France group.

### **A new partnership between ANF Immobilier and Crédit Agricole Assurances**

ANF Immobilier has purchased the two main buildings, "Lafayette" and "Strège". They account for 36,300 sq.m. of office space. HSBC France financed approximately 60% of the transaction over a five-year period.

In keeping with its growth strategy, ANF Immobilier entered into a memorandum of agreement with Crédit Agricole Assurances to form a partnership focused on acquisitions, including this one in particular. This partnership is conditional upon a favourable opinion from the relevant European competition authorities. Once the authorisation has been granted, the buildings will be 55% owned by ANF Immobilier and 45% by Crédit Agricole Assurances. The "Récamier" building, which covers 3,800 sq.m, is owned primarily by DCB International, a property developer based in Lyon, which contributed its local expertise to the transaction.

### **Guidance on the transaction :**

- Purchasers: CBRE (marketing) – Etude Alcaix et Bailly (notaries) – Cabinet Fairway, Cabinet Bredin Prat, Cabinet CMS Francis Lefebvre, Cabinet White & Case and Cabinet DS Avocats (lawyers)
- Assignor: JLL (marketing) – Etude Wargny Katz (notary) - Cabinet Allen & Overy and Cabinet Landwell & Associés (lawyers)
- Bank: Etude Wargny Katz (notaries) - Cabinet Gide Loyrette Nouel (lawyers)

**2014 financial calendar**

2014 third quarter revenues

13 November 2014 (before the market opens)

**About ANF Immobilier**

ANF Immobilier (ISIN FR0000063091) owns and manages real estate assets worth €1 billion in the city centres of Marseille, Lyon and Bordeaux. It is a leading real estate company with SIIC status focusing on residential and tertiary rental property. Listed on Eurolist B of Euronext Paris and included in the EPRA real estate benchmark index, ANF Immobilier is part of the Eurazeo Group.

[www.anf-immobilier.com](http://www.anf-immobilier.com)**Contact ANF Immobilier: Laurent Milleron**Tel: +33 (0)1 44 15 01 11 – [investorrelations@anf-immobilier.com](mailto:investorrelations@anf-immobilier.com)**Press contact:**Perrine Piat Tel: +33 (0)1 58 47 94 66 - [perrine.piat@havasww.com](mailto:perrine.piat@havasww.com)**About DCB International**

DCB International is a property development company based in Lyon. It achieved consolidated revenue of nearly €45 million in 2013, having increased its revenue by two figures every year over the last 5 years. Specialised in service sector property with high added value, the group delivered 43,000 sq.m. of office space in 2013. This transaction further strengthens the partnership between ANF and DCB after several Lyon-based transactions in the Confluence district (MilkyWay) and the Carré de Soie district (Silky Way – Alstom Transport and New Campus – Adecco France group).

[www.dcbinternational.com](http://www.dcbinternational.com)**Press contact: Agence Bonne réponse - Marie Tissier**Tel.: 04 72 40 54 12 - [m.tissier@bonne-reponse.fr](mailto:m.tissier@bonne-reponse.fr)**About ÆRIUM**

ÆRIUM is a pan-European property investment group specialised in industrial and commercial property. ÆRIUM manages investment funds in continental Europe, the United Kingdom and Turkey, in addition to separate mandates for its institutional clients. ÆRIUM has launched 16 closed-end funds since 2003 and creates value through the purchase, financing and active management of property. ÆRIUM advises a large and increasing number of financial institutions, pension funds, sovereign wealth funds and American, European and Middle Eastern family offices while ensuring higher yields for investors. By combining these yields with perfectly established standards in terms of due diligence, corporate governance and transparency, ÆRIUM manages a volume of property assets that is currently valued at €6 billion.

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