



REAL ESTATE ASSETS

Selection of
portfolio investments

 **PRIMONIAL**
REIM
VALUE FROM VALUES

€42bn
OF ASSETS UNDER MANAGEMENT

+80,000
INVESTORS

1,695
BUILDINGS

55%
INSTITUTIONAL CLIENTS

45%
INDIVIDUAL CLIENTS

10
EUROPEAN COUNTRIES

+450
EMPLOYEES

Primonial REIM,
a key player
committed to
real estate asset
management
in **Europe**

As a major player in savings and real estate asset management in Europe, we manage and promote a real estate portfolio located in 10 European countries on behalf of our investor clients. Our asset portfolio is made up of offices, healthcare and education real estate, retail, residential buildings, and hotels. It represents €42 billion in assets under management.

Our teams are at the heart of each country's activity: France, Germany, Italy, London, Luxembourg and Singapore, in close geographical proximity to our clients, to offer them the best opportunities in all asset classes.

KEY 05/07/2023
FIGURES*

*Source : Primonial REIM

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Non-contractual document

The tenants of the real estate assets indicated in this document are the current tenants. They are not a guarantee of future tenants.

*Past investments are no guarantee of future investments

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Quadrans

PARIS 15 - FRANCE

4 SCI QUADRANS

(EAST, WEST, NORTH, SOUTH)

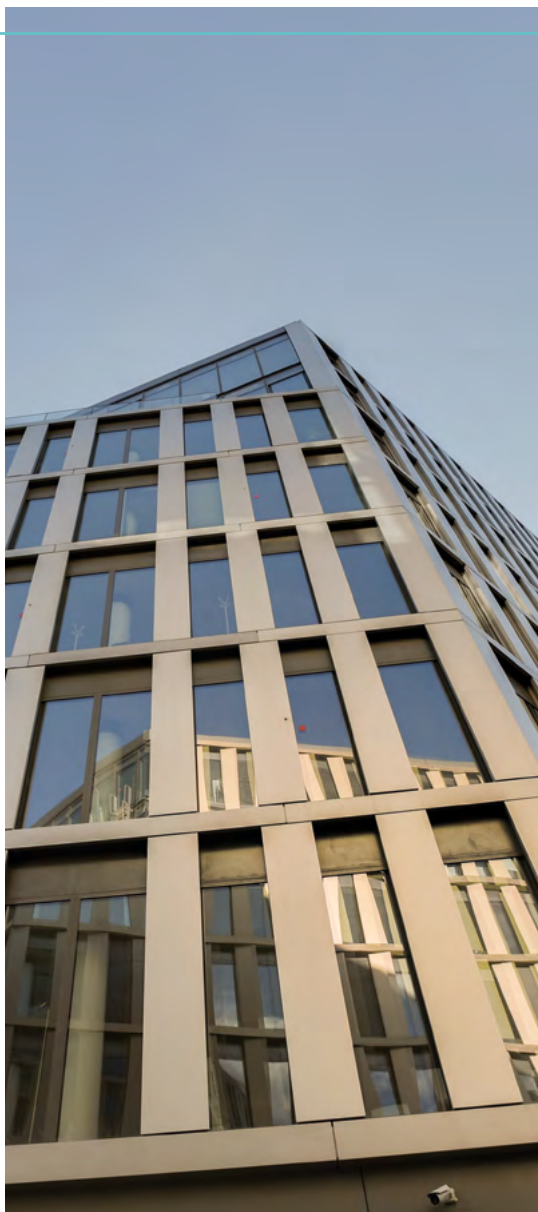
Year of acquisition 2018

Total surface area 85,596 m²

Acquisition price without VAT (Excl. duties) €1,1 bn

Investment amount €34 M

Tenants SFR, Next Radio TV



Bloom

PARIS 12° (75) - FRANCE

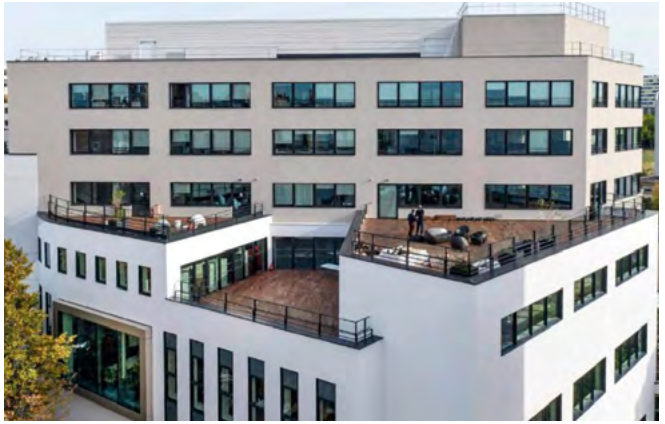
Year of acquisition 2023

Total surface area 15,000 m²

Acquisition price without VAT (Excl. duties) €174,7 M

Tenants Groupe Beaumanoir, Factorhy Avocats,
Locam and Apex





Gambetta village

PARIS (75) - FRANCE

Year of acquisition 2022
Total surface area 20,000 m²
**Acquisition price without VAT
(excl. duties)** €219 M
Tenant Groupe Publicis



Le Strasbourg

PARIS - FRANCE

Year of acquisition 2017

Total surface area 8,958 m²

Investment amount €79,5 M

Tenants La Poste and SNCF



Big Fernand

PARIS 17 - FRANCE

Year of acquisition 2019

Total surface area 183 m²

Investment amount (DI) €2,7 M

Tenant Big Fernand





Babilou Nursery

PARIS 17 – FRANCE

Year of acquisition 2017

Total surface area 349 m²

Investment amount €1,3 M

Tenant Babilou inter-company nursery

LISAA School

PARIS 13 - FRANCE

Year of acquisition 2019
Total surface area 2,710 m²
Investment amount €31 M
Tenant LISAA School





One Monceau

PARIS 8 - FRANCE

Year of acquisition 2020

Total surface area 28,823 m²

Prix d'acquisition €370 M

Principals tenants ABN AMRO,
Banque Neufelize





Hegesippe Moreau

PARIS 18 - FRANCE

Year of acquisition 2017
Total surface area 839 m²
Investment amount €6,5 M
Tenants 15 units, including two
retailers and the Restaurant
Karambole



Berryer

PARIS 8 - FRANCE

Year of acquisition 2017
Total surface area 959 m²
Investment amount €9,3 M
Tenants 15 units including two retailers
and BNP Paribas

Building 28 rue Tronchet

PARIS (75) - FRANCE

Year of acquisition 2022

Total surface area 1,000 m²

Mixezd use 45% office + 40% residential +15% shops





Le Lumière

PARIS 12 - FRANCE

Year of acquisition 2019

Total surface area 136,524 m²

Investment amount €128,2 M

Tenants Ministry of the Interior, Natixis, SNCF, ING Direct, RATP, Zara France...



Noda

ISSY-LES-MOULINEAUX - FRANCE
SCI NODA

Year of acquisition 2015

Total surface area 20,809 m²

**Acquisition price without VAT
(Excl. duties)** €200,5 M

Investment amount €22,8 M

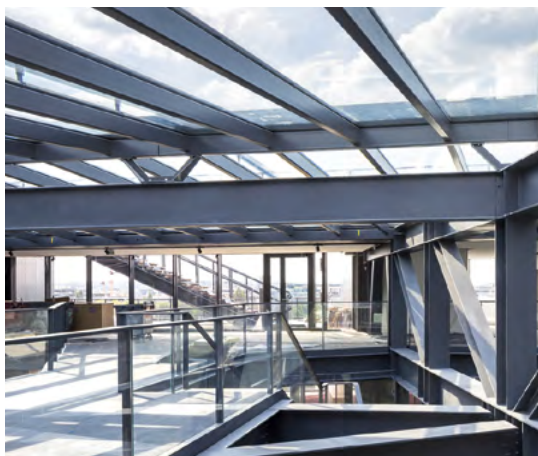
Tenants Coca - Cola, Klee Data
System, Saur, Texas Instruments



Grand Sud

GRAND-QUEVILLY - FRANCE

Year of acquisition 2013
Total surface area 3,111 m²
Investment amount €1,5 M
Tenants Orange, Hyper U,
Julien d'Orcel, Kiabi



Le Shift

**ISSY-LES-MOULINEAUX (92) -
FRANCE**

Year of acquisition 2021
Total surface area 47,000 m²
**Acquisition price without VAT
(excl. duties)** €620 M
Tenant NESTLE



M Campus

MEUDON (92) - FRANCE

Year of acquisition 2020
Total surface area 21,616 m²
Acquisition price without VAT (Excl. duties) €198 M
Tenant Thalès



PTF Saphir

ILE-DE-FRANCE - FRANCE

Year of acquisition 2021
Total surface area 42,687 m²
Investment amount €150 M

Carré Pleyel

SAINT-DENIS - FRANCE

Year of acquisition 2018

Total surface area 13,966 m²

Acquisition price without VAT (Excl. duties) €51 M

Investment amount €15,9 M

Tenants SNCF, Compagnie française d'informatique, Société nouvelle du journal de l'Humanité





Kadence

ISSY-LES-MOULINEAUX - FRANCE
SCI KADENCE

Year of acquisition 2017

Total surface area 23,624 m²

Acquisition price without VAT (Excl. duties) €182 M

Investment amount €23,7 M

Tenants Sycotom, Inserm, Extia



Up Gardens

GENNEVILLIERS (92) - FRANCE

Year of acquisition 2021

Total surface area 14,438 m²

Acquisition price without VAT (Excl. duties) €83 M

Tenant Groupe Up



Green Corner

SAINT-DENIS (93) - FRANCE

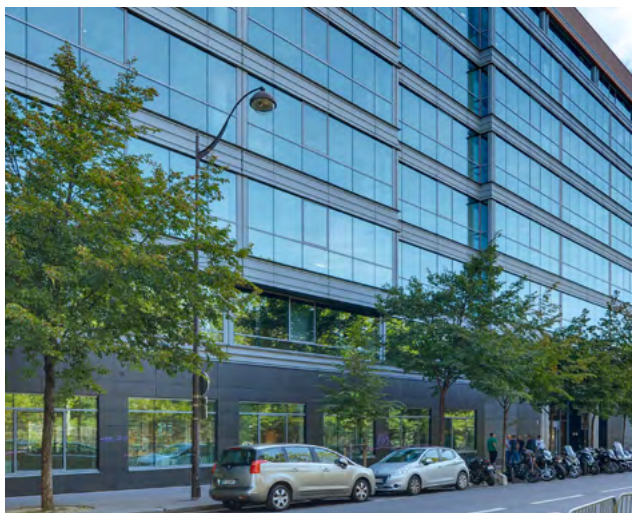
Year of acquisition 2019

Total surface area 20,819 m²

Acquisition price without VAT (Excl. duties) €167 M

Tenants Haute Autorité de Santé and Systra





Le Valmy

MONTREUIL (93) - FRANCE

Year of acquisition 2020

Total surface area 29,449 m²

Investment amount €230,8 M

Tenants BNP Paribas, La Mutuelle générale de l'Éducation nationale, etc.



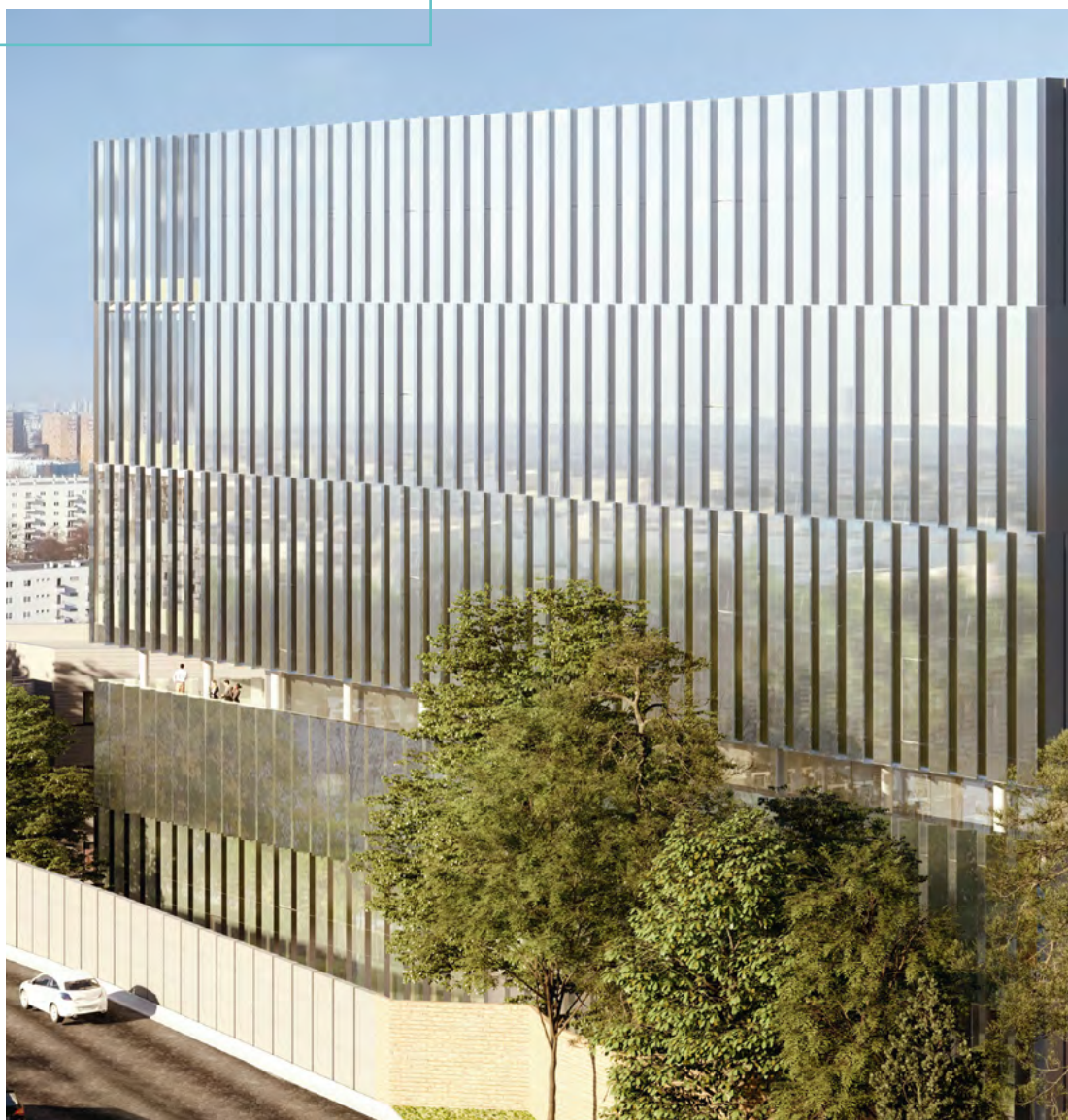
Cinétika

SAINT-OUEN (93) - FRANCE

Year of acquisition 2020

Total surface area 8,089 m²

Investment amount €23,7 M



Window

LA DÉFENSE (92) - FRANCE
SCI HUBLOT DEFENSE

Year of acquisition 2021
Total surface area 44,069 m²
Acquisition price without VAT (Excl. duties) €256 M
Investment amount €105 M
Tenant RTE



In&Out

BOULOGNE - BILLANCOURT (92) - FRANCE
SCI BOULOGNE LE GALLO

Year of acquisition 2017
Total surface area 34,856 m²
Acquisition price without VAT (Excl. duties) €445 M
Investment amount €35 M
Tenant OECD





Influence

SAINT-OUEN (93) - FRANCE
SCI SAINT-OUEN INFLUENCE

Year of acquisition 2021
Total surface area 32,715 m²
Acquisition price without VAT
(excl. duties) €83 M
Investment amount €46 M
Tenant Conseil régional d'Île-de-France



Ardeko

BOULOGNE - BILLANCOURT - FRANCE
SCI ARDEKO

Year of acquisition 2015
Total surface area 20,101 m²
Acquisition price without VAT (excl. duties) €227,2 M
Investment amount €43,3 M
Tenants 8 tenants, including 5 offices and 3 shops

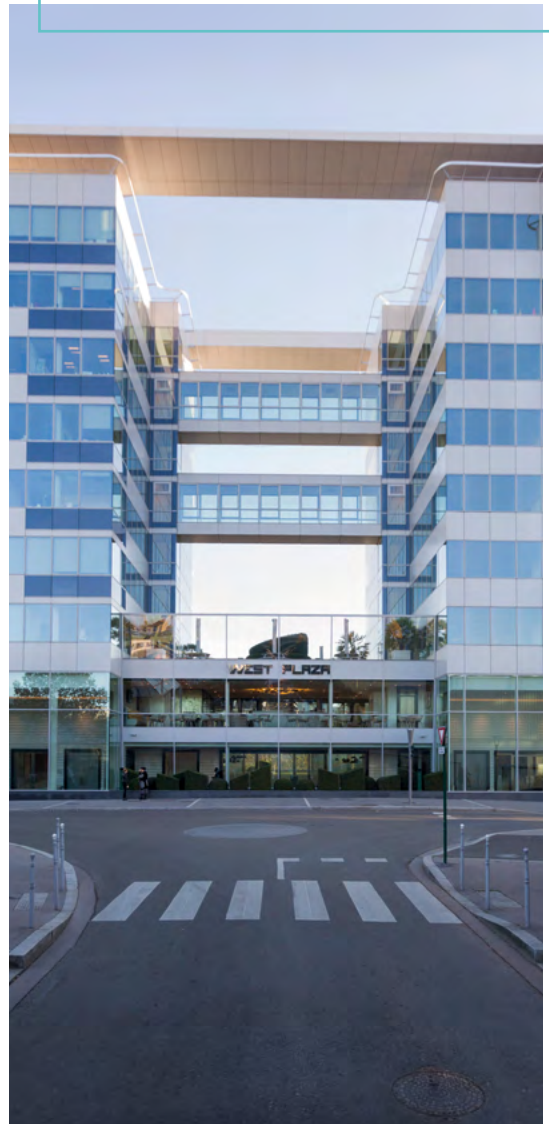




West Plaza

COLOMBES - FRANCE

Year of acquisition 2017
Total surface area 29,420 m²
**Acquisition price without VAT
(Excl. duties)** €191 M
Investment amount €81,3 M
Tenants Colgate, Fraikin, Foncia



Newtime

NEUILLY-SUR-SEINE (92) - FRANCE
SCI PREIM NEWTIME

Year of acquisition 2019

Total surface area 15,724 m²

Acquisition price without VAT (Excl. duties) €160,1 M

Investment amount €50 M

Tenants Orangina, Schweppes, Uriage, Bureau Veritas





Sigma

SAINT-OUEN (93) - FRANCE

Year of acquisition 2021
Total surface area 18,135 m²
Acquisition price without VAT (excl. duties) €134 M
Investment amount €144 M
Tenant Alstom



Cœur Défense

COURBEVOIE (92) - FRANCE

SCI HOLD

Year of acquisition 2017

Total surface area 182,765 m²

Acquisition price without VAT (Excl. duties) €202 M

Tenants 27 tenants including HSBC, Orange, EDF and Allianz





Tour Hopen

LA DÉFENSE (92) - FRANCE
RESTRUCTURING PROJECT

Delivery date 2024

Total surface area 65,000 m²





Odyssey

LA DÉFENSE (92) - FRANCE
ODYSSEY, A NEW MIXED-USE URBAN COMPLEX
IN PARIS LA DÉFENSE.
IT CONSISTS OF 3 BUILDINGS.

Delivery date 2026
Total surface area 141,000 m²



Urban Ivry - VEFA

IVRY-SUR-SEINE (94) - FRANCE

Year of acquisition 2020

Total surface area 24,856 m²

Total price on delivery €112 M

Tenants Groupe Réside Etude, B&B Hotels

Delivery date 4th quarter 2022





Le Sémaphore

LEVALLOIS-PERRET (92) - FRANCE

Year of acquisition 2020
Total surface area 11,996 m²
Investment amount €145 M
Tenant Doctolib

Levallois-Vaucresson

LEVALLOIS, VAUCRESSON - FRANCE

Year of acquisition 2023

Total surface area 4,860 m²

Investment amount €33,750,000 M





Dueo, Galeo, Trieo

ISSY-LES-MOULINEAUX - FRANCE

SCI ILM 1 ET SCI ILM 2

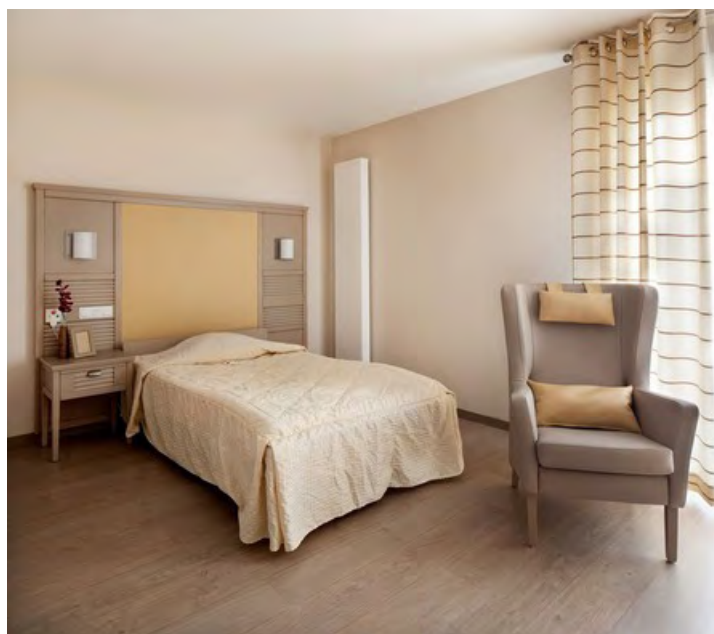
Year of acquisition 2018

Total surface area 20,640 m²

Acquisition price without VAT (Excl. duties) €226 M

Investment amount €60,4 M

Tenants Bouygues Immobilier, IDEMIA, Crédit Mutuel





Portfolio Praemia HEALTHCARE

EUROPE

Year of acquisition 2023

Number of beds 159 beds

Acquisition price without VAT (Excl. duties) €1,4 M



Portefeuille H

NIMES (30) - FRANCE

Year of acquisition 2021

Total surface area 30,014 m²

Investment amount €103 M

Tenants Polyclinique du Grand Sud,
Hôpital Privé les Franciscaines



RSS Uniti Sète

SÈTE - FRANCE

Year of acquisition 2022

Total surface area 180,000 m²/140 apartments

Acquisition price without VAT

(excl. duties) €17,87 M

Tenant Uniti/Aquarelia



Léonard de Vinci Health Centre

TOURS - FRANCE

Year of acquisition 2018

Total surface area 42,748 m²

Investment amount €96,4 M

Tenant Léonard de Vinci Health Centre





Portefeuille Corton

33 EHPAD - FRANCE
SCI CORTON SANTÉ

Year of acquisition 2021
Total surface area 121,890 m²
Tenant Groupe Colisée

14/20 rue des Minimes

LE MANS - FRANCE

Year of acquisition 2016
Total surface area 2,450 m²
Investment amount €15,7 M
Tenants Sephora, Orange, Eurodif



Les Voûtes de la Major

MARSEILLE - FRANCE

Year of acquisition 2018
Total surface area 6,369 m²
Acquisition price without VAT (excl. duties) €28 M
Investment amount €17 M
Tenants Fragonard, Habitat France, Les Halles



RM Portfolio

BESANÇON, CHAMBÉRY, LILLE - FRANCE

Year of acquisition 2018
Total surface area 1,037 m²
Investment amount €4,5 M
Tenants Bijou Brigitte, l'Occitane, Basic Fit



Portfolio HEKA

FRANCE

Year of acquisition 2022
Total surface area 78,600 m²
Investment amount €224 M
Tenants Korian and Ramsay Santé

Portfolio ROCK

FRANCE

Year of acquisition 2022

Total surface area 22,700 m²

Acquisition price without VAT (Excl. duties) €107,6 M

Tenant Colisée France





Portfolio ROCK 2

FRANCE

Year of acquisition 2022

Delivery date December 2023 and May 2024

Total surface area 4,000 m²

Acquisition price without VAT (Excl. duties) €11,8 M

Tenant Colisée France

Senior Residence Roubaix

FRANCE

Year of acquisition 2022

Delivery date September 2024

Total surface area 8,900 m²

Investment amount €16,91 M

Tenant Domus VI



Panoramic

LYON (69) - FRANCE

Year of acquisition 2018

Total surface area 11 229 m²

Tenants Air France, EDF and ENEDIS





Blackbear

**LYON, CALUIRE-ET-CUIRE,
ECULLY - FRANCE**

Year of acquisition 2018
Total surface area 62,646 m²
**Acquisition price without VAT
(Excl. duties)** € 245M
Investment amount €56 M
Tenant Vinci, SNCF, Sogeprom





Banque de France

LYON - FRANCE

Year of acquisition 2017

Total surface area 5,199 m²

Investment amount €38 M

Tenants Nike, Maxi Bazar, Auto-École





B&B Nice

NICE - FRANCE

Year of acquisition 2021

Total surface area 3,619 m²

**Acquisition price without VAT
(excl. duties)** €14 M

Investment amount €14 M

Tenants Hôtel B&B Nice Aeroport Arenas



Massy-Marseille

MASSY, MARSEILLE - FRANCE

Year of acquisition 2023

Total surface area 11,547 m²

Investment amount €66,84,279 M



Rue de la République

MARSEILLE - FRANCE

Year of acquisition 2017

Total surface area 127,000 m²

Investment amount €400 M

Mixed use Office, residential, retail, 23 tenants for retail



A portfolio of 89 hotel assets

FRANCE

Year of acquisition 2019

Total surface area 152,540 m²

Tenant B&B





Portfolio of 3 clinics in France

SAINT-MALO, ANNECY, BREST - FRANCE
SICAV AVIARENT ESI I

Year of acquisition 2020

Total surface area 28,555 m²

Acquisition price without VAT (excl. duties) €118 M

Principal tenant VIVALTO SANTÉ





Portfolio Futura III

GERMANY

Year of acquisition 2022

Total surface area 4.459 m²

Investment amount €96,210,556 M

Tenant Zusammen ZuhauseGmbH (Advita Group)

Medical centre

MUNICH - GERMANY

Year of acquisition 2015

Total surface area 4,588 m²

Investment amount €12 M

Tenants 1 clinic, 3 medical centres, 1 pharmacy, private individuals





Celle

GERMANY

Year of acquisition 2022

Total surface area 3,075 m²

Investment amount € 10,8 M

Tenant Pflegeheime Muus GmbH



Senior Residence Glauchau

GLAUCHAU – GERMANY

Year of acquisition 2022
Total surface area 6,280 m²
Investment amount €20,4 M





Retirement Home Lingen

**JOCHEM-HERMANN-STRASSE 2,
49808 LINGEN – GERMANY**

Year of acquisition 2016
Total surface area 11,888 m²
Useful surface area 10,643 m²
Acquisition price €18,440,000,00





Retirement Home Timmendorfer Strand

WOHLDKAMP 2, 23669 TIMMENDORF – GERMANY

Year of acquisition 2014

Total surface area 19,393 m²

Useful surface area 14,022 m²

Acquisition price €16.359.000,00

Portfolio Tiergarten

GERMANY

Year of acquisition 2022

Useful surface area 60,000 m²

Investment amount €151,9 M



Dimbeck Retirement Home

DIMBECK 6-12, 45470 MÜLHEIM AN DER RUHR – GERMANY

Year of acquisition 2014

Total surface area 11,057 m²

Living/rental surface area 11,450 m²

Acquisition price €18.988.000



Hoppegarten Retirement Home

LANGENBECKSTRASSE 36-39, 15344 NEUENHAGEN – GERMANY

Year of acquisition 2017

Total surface area 12,855 m²

Useful surface area 10,986 m²

Acquisition price €21,616,000





Dresden Retirement Home

PIRNAER LANDSTR. 189, 01257 DRESDE – GERMANY

Year of acquisition 2018

Total surface area 11,411 m²

Useful surface area 9,460 m²

Acquisition price €15,050,000



Johanneshaus Nierstein

NIERSTEIN – GERMANY

Year of acquisition 2021

Total surface area 8,600 m²

Acquisition price €18 M





Lübbecke Retirement Home

KURZE STRASSE 8, 32312 LÜBBECKE – GERMANY

Year of acquisition 2017

Total surface area 5,993 m²

Useful surface area 4,130 m²

Acquisition price €9,100,000



Senior Residence Velbert II, Rheinischer Hof

FRIEDRICHSTRASSE 115-117, 42551 VELBERT – GERMANY

Year of acquisition 2020
Total surface area 2,941 m²
Useful surface area 7,240 m²
Acquisition price €21,112,796





Recklinghausen Retirement Home

JOSEF-WULFF-STR. 75, 45657 RECKLINGHAUSEN – GERMANY

Year of acquisition 2020

Total surface area 19,129 m²

Useful surface area 20,445 m²

Acquisition price €32,698,093



Hüffenhardt

HÜFFENHARDT – GERMANY

Year of acquisition 2020
Total surface area 3,500 m²
Acquisition price €13,02 M





Knoop's Huus

AURICH – GERMANY

Year of acquisition 2020
Total surface area 5,710 m²
Acquisition price €11,7 M



Geretsried Daycare Centre

**JESCHKENSTRASSE 103, 82538
GERETSRIED – GERMANY**

Year of acquisition 2019
Total surface area 1,057 m²
Useful surface area 642 m²
Acquisition price €1,411,965

Rangsdorf Nursery

**HEINESTRASSE 1-2, 15834 RANGSDORF –
GERMANY**

Year of acquisition 2019
Total surface area 2,746 m²
Useful surface area 1,375 m²
Acquisition price €3,370,000





Heerenduinweg Nursery

IJMUIDEN – GERMANY

Year of acquisition 2020
Total surface area 1,107 m²
Rental area 553,50 m²
Acquisition price €1,014,458





Van Heukelumstraat Nursery

NIEUWEGEIN – GERMANY

Year of acquisition 2020
Total surface area 936 m²
Rental area 1,120 m²
Acquisition price €1,863,098



Bolstraat Nursery

UTRECHT - GERMANY

Year of acquisition 2020

Total surface area 271 m²

Rental surface area 437,50 m²

Acquisition price €776,016





Jan Muschlaan Nursery

UTRECHT – GERMANY

Year of acquisition 2020
Total surface area 5,762 m²
Rental surface area 676 m²
Acquisition price €879 155

Toulouselaan Nursery

UTRECHT - GERMANY

Year of acquisition 2020
Total surface area 659 m²
Rental area 462,50 m²
Acquisition price €791 495





Jade Nursery

ZEEWOLDE - GERMANY

Year of acquisition 2020
Total surface area 2,946 m²
Rental surface area 477 m²
Acquisition price €818 924



Posthof Retirement Home

GÖTTINGEN - GERMANY

Year of acquisition 2020
Total surface area 7,468 m²
Investment amount €21.4 M

Cäcilienhof Retirement Home

GARBSEN - GERMANY

Year of acquisition 2020

Total surface area 8,111 m²

Investment amount €25.5 M





Jägerwinkel Private Clinic

BAD WIESSEE – GERMANY

Year of acquisition 2020
Total surface area 6,647 m²
Investment amount €16,0 M

Cura Retirement Home, Philosophenweg

EMDEN – GERMANY

Year of acquisition 2020

Total surface area 3,222 m²

Investment capacity €7,4 M



Hubertus Private Clinic

SCHEIDEGG – GERMANY

Year of acquisition 2020

Total surface area 3,982 m²

Investment amount €15,0 M



Glauburgplatz / Lortzingstrasse

FRANCFORT – GERMANY

Year of acquisition 2021

Total surface area 4,427 m²

Acquisition price €32,0 M



Eschersheimer Landstrasse

FRANCFORT – GERMANY

Year of acquisition 2021

Total surface area 3,300 m²

Acquisition price €20,8 M



Hospitalet, Santa Eulàlia

BARCELONA – SPAIN

Year of acquisition 2021

Total surface area 10,000 m²

Acquisition price €27,2 M



Móstoles

MADRID – SPAIN

Year of acquisition 2021
Total surface area 15,000 m²
Acquisition price €26,1 M





European University of Madrid

MADRID - SPAIN

Year of acquisition 2018

Total surface area 7,434 m²

Acquisition price without VAT (Excl. duties) €39 M

Investment amount €12,3 M

Tenant European University of Madrid

Clinica Sant Antoni

BARCELONA - SPAIN

Year of acquisition 2017
Total surface area 15,863 m²
Investment amount €20,9 M
Tenant Hucasve



Pflegeheim Jovellanos

GIJON (ASTURIES) - SPAIN

Year of acquisition 2022
Total surface area 6.800 m²
**Acquisition price without VAT
(excl. duties)** €8,2 M
Tenant CK Senior





Poliscare portfolio

FAENZA, COTIGNOLA, LECCE - ITALY
SCI POLISCARE

Year of acquisition 2017

Total surface area 52,110 m²

Investment amount €112,3 M

Tenants Maria Cecilia Hospital, Citta Di
Lecce Hospital, San Pier Damiano Hospital



Complesso Clinica Della Memoria San Giovanni Paolo II

COLLEGNO - ITALY

Year of acquisition 2022

Total surface area 14,619 m²

Acquisition price without VAT (Excl. duties) €28,2 M

Investment amount €33,128,540 M

Tenant Cooperativa Sociale Sanitalia Service



International School of Milan

MILAN - ITALY

Year of acquisition 2016

Total surface area 12,200 m²

Investment amount €36,2 M

Tenant International School of Milan



Clinique Terrazze

CUNARDO - ITALY

Year of acquisition 2017

Total surface area 13,187 m²

Investment amount €42,5 M

Tenant Casa Di Cura Le Terrazze



Zaffiro portfolio

(6 ASSETS) - ITALY

Year of acquisition 2019

Total surface area 28,975 m²

Acquisition price without VAT (Excl. duties) €39 M

Investment amount €66,9 M

Tenant Zaffiro Group

Osmairm Di Laterza

ITALY

Year of acquisition 2021

Total surface area 6,450 m²

Acquisition price without VAT (Excl. duties) €13,294.482 M

Tenant Osmairm SRL



Brescia

ITALY

Year of acquisition 2019

Total surface area 12,500 m²

Tenant Zaffiro





Quadrio RSA S.Giorgio

ITALY

Year of acquisition 2019

Total surface area 8,700 m²

Tenant KOS

Anni Azzurri Navigli

MILAN

Year of acquisition 2021
Total surface area 4,636 m²
Tenant Groupe Kos



RSA Croce Di Malta

CANZO

Year of acquisition 2021
Total surface area 3,200 m²
Tenant Groupe Korian



Hospital Maria Cecilia

COTIGNOLA - ITALIE

Year of acquisition 2021

Total surface area 30,000 m²

Tenant Gruppo Villa Maria







High Street Retail portfolio

**ANTWERP, BRASSCHAAT,
BRUGES, BRUSSELS, FLÉRON, GHENT,
KAPellen, KNOKKE, SCHOTON,
WAVRE - BELGIUM**
SCI RETAIL BELGIUM

Year of acquisition 2017

Total surface area 11,038 m²

Acquisition price without VAT (Excl. duties) €74,8 M

Investment amount €53,2 M

Tenants 46 tenants, including Superdry,
Pierre Marcolini, Caroll, Tommy Hilfiger







High Street Retail portfolio

**22 CITIES, INCLUDING MAASTRICHT,
THE HAGUE, HAARLEM, TILBURG, BREDA,
LEIDEN, NIJMEGEN - NETHERLANDS**

Year of acquisition 2019

Total surface area 15,619 m²

Acquisition price without VAT (Excl. duties) €98,5 M

Investment amount €32,5 M

Tenants 43 stores, including Zara, H&M,
Levi's, Vans





Basilix Shopping Mall

BRUSSELS - BELGIUM
SCI BASILIX

Year of acquisition 2015
Total surface area 18,273 m²
Acquisition price without VAT
(excl. duties) €58,4 M
Investment amount €11,6 M
Tenants 77 brands



Coliving sharies

BRUXELLES - BELGIQUE

Year of acquisition 2021

Total surface area 1,000 m²

Investment amount €3 M

Tenants 23 coliving rooms operated by Sharies

Laccolith

LUXEMBOURG

Year of acquisition 2020

Total surface area 13,976 m²

Acquisition price without VAT (Excl. duties) €116,4 M

Tenants EUROPEAN COMMISSION,
NCI LUXEMBOURG



Club Med Gregolimanor

GREECE

Year of acquisition 2023

Total surface area 216,000 m²

Tenant Club Med



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