

BNP PARIBAS REIM ACQUIRES 49-51 RUE LA BOÉTIE IN THE 8TH ARRONDISSEMENT OF PARIS

BNP Paribas REIM has announced the acquisition of the 11,000 sq.m office building located on 49-51 rue La Boétie, in the 8th arrondissement of Paris, from Poste Immo, the real estate subsidiary of La Poste Group, for an undisclosed amount. This landmark building in the *Art Déco* style will host the parisian offices of a global financial institution.



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Built at the end of the 1920s, the building has undergone major modernisation works carried out by Poste Immo and has been heavily refurbished to create vast office floors corresponding to the best international standards in terms of the flexibility of workspaces, natural light and environmental performance. Historically intended to accommodate the Central Post Office for the 8th arrondissement, the building is easily recognisable for its *Art Déco* architecture, conserved during the works. The renovation program was designed by the DTACC architectural firm.

With a floor area of about 11,000 s.qm, the building has six floors and boasts many services: a cafeteria, a staff canteen as well as an auditorium. Thanks to its BREEAM, NF HQE, LEED and EFFINERGIE RENOVATION certification, the asset has an optimal environmental performance.





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Located in the heart of the capital's central business district, it is ideally situated amid a high concentration of offices, as well as many prestigious stores and apartment buildings. In addition to its prime location within the Parisian Golden Triangle, it is also right next to public transport.

This investment was made on behalf of the SCPI Accimmo Pierre, managed by BNP Paribas REIM France. On this occasion, a long-term financing was set up by Accimmo Pierre with a pool of banks arranged by NATIXIS.

For this transaction, BNP Paribas REIM France was advised by the Wargny Katz notarial office (H. Wargny / N. Masseline), the law firms Gide (F.Nouel) and Clifford Chance (A.Couturier). Poste Immo was advised by Les notaires du Trocadéro (Virginie Foucault / Leslie Namhias) and the law firm Lacourte Raquin Tatar (Jean-Jacques Raquin, Julien Souyeaux (fiscal) et Damien Grosse (lease)).

NATIXIS was advised by Allez & Associés (V.Audoir) and by Archers (JM.Gaillard).

About BNP Paribas Real Estate Investment Management

BNP Paribas Real Estate is one of the largest and most effective real estate networks in Europe. BNP Paribas Real Estate Investment Management is its business line dedicated to investment management.

This business line saw inflows of €3.1 bn thereof € 1.7bn of new cash in funds in 2017 and in separate accounts/mandates of € 1.4bn. At the end of the year, it managed € 27.4bn of assets in Europe.

In 2017, a transaction volume of about € 4.8bn was secured (investments and divestments), a record high.

BNP Paribas Real Estate Investment Management provides a range of funds and tailored asset management services for international investors with mandates or vehicles managed in Europe with a local presence in eight countries (Belgium, France, Germany, Italy, Luxembourg, Spain, the Netherlands and United Kingdom) investing in offices, retail, logistics, hotels and residential sector. BNP Paribas Real Estate Investment Management has about 325 employees who provide solutions to over 100,000 clients throughout Europe and Asia.

BNP Paribas REIM is the brand name for the business line Real Estate Investment Management within BNP Paribas Real Estate consisting of various legal entities: France: BNP Paribas Real Estate Investment Management France (SGP); Italy: BNP Paribas Real Estate Investment Management Italy (SGR); Germany: BNP Paribas Real Estate Investment Management Germany (GmbH); UK: BNP Paribas Real Estate Investment Management UK (Limited); Luxembourg: BNP Paribas Real Estate Investment Management Luxembourg S.A.

The respective legal entities responsible for offering clients products or services are named in the respective product documentation, contracts and information material.

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