

Press Release

PALUEL-MARMONT VALORISATION and a group of private investors have purchased a portfolio of commercial assets in France, from a French institutional investor.

Paluel-Marmont Valorisation has completed, on behalf of its parent company – Compagnie Lebon – and a pool of private investors, the acquisition of a portfolio of commercial assets located in France, from a French institutional investor.

The portfolio corresponds to a total surface area of approximately 11,500 sqm. It consists of 16 assets, mainly theme restaurants, most of which are leased to brands such as Courtepaille and Léon de Bruxelles.

The transaction was completed on the basis of a price excluding tax of €20 million. It was intermediated by Arthur Loyd Investissement as part of an exclusive sale mandate with Cushman Wakefield.

The acquirer's team of advisers for the transaction included: Screeb Notaires, a notary office, Evensten, a law firm and Moreau Experts. A bank financing was arranged with Caisse d'Épargne Rhône Alpes.

This acquisition confirms the real estate strategy of Compagnie Lebon:

- With regard to its allocation strategy: position itself on high value-added transactions. This portfolio particularly requires substantial asset management work expertise in order to optimize the rental situation, streamline the administrative situation and improve the technical situation. The portfolio will be included in the "Buy-Resell" compartment. Two other investment compartments complete the allocation strategy of the real estate division: the short or medium term repositioning/redevelopment of prime location properties (Hold & Redvelop) and the acquisition of equity interest in priority dividend shares in property development transactions (Mezzanine Financing).
- With respect to its business model: structure club deals on behalf of private investors and families. In this way, Compagnie Lebon places its business expertise at the service of private investors while offering them total alignment of interest.

Compagnie Lebon will focus its next investment efforts on the Hold & Redvelop compartment and will strengthen its capacity to structure club deals by setting up innovative tools.

About Compagnie Lebon

Compagnie Lebon, company listed on Euronext Paris (compartment C), is controlled by the Paluel-Marmont family and operates in three business sectors: real estate with Paluel-Marmont Valorisation, Private Equity with Paluel-Marmont Capital, and Hospitality with the Esprit de France hotels and Thermal bath and Spa resorts activities with the Sources d'Équilibre hotels.

NAV at 31 Dec. 2017: €297.3 M - 2017 NIGS: €19.4 M - Staff: 529 people

www.compagnielebon.fr - ISIN Code: FR0000121295

Media contact

Karima Doukkali & Aurélie Vinzent

karimadoukkali@shadowcommunication.fr & aurelievinzent@shadowcommunication.fr

+33 (0)7 77 36 64 10 & +33 (0)6 58 66 80 49