

## Press Release

Paris, 29 October 2019

### **Paluel-Marmont Valorisation sells an office block in Lyon Gerland to AEW for more than 40 million euros**

Paluel-Marmont Valorisation, the real estate subsidiary of Compagnie Lebon specialised in arranging club deals for high-value real estate transactions, has announced today the sale of an 11,000 sq. m. office block located in Lyon Gerland to AEW on behalf of an institutional investor.

The office block purchased in 2016 has been extensively renovated and is the current base for the region's Interregional Directorate for Penitentiary Services, Regus and DSC.

*"This project perfectly illustrates Compagnie Lebon's main real estate investment allocation strategy, namely buildings in prime locations or located in emerging sectors, that offer an opportunity to generate value - through reconstruction, repositioning or renegotiation of rents - in the short or medium term. Recognised today as the second tertiary cluster in Lyon, the Gerland sector was undergoing in-depth transformation and urbanisation at the time of the acquisition. The building used to be fully occupied by a tenant with whom PMV negotiated an early departure in order to start the reconstruction"* explains Mohamed Zein and Maxime Piquemal, Chief Executive Officers of Paluel-Marmont Valorisation.

#### **Advisors involved in the transaction:**

Prudhomme&Baum legal office - Maître Nicolas Baum; IC Avocats law firm - Maître Marlène Benoist Jaeger and KPMG Avocats – Maître Jean-Etienne Chatelon, advisor to AEW. Compagnie Lebon was advised by the Allez&Associés legal office represented by Maître Romuald Sachet and by CMS Francis Lefebvre Avocats represented by Maître Amélie Rétureau.

The transaction was brokered by Catella through a co-exclusive mandate with JLL.

The bank financing for the transaction was provided by CERA, and the company ROM was in charge of the construction work.

#### **About Compagnie Lebon:**

Compagnie Lebon, a company listed on Euronext Paris (compartment C), is controlled by the Paluel-Marmont family and develops three complementary business lines: Hospitality with the Esprit de France hotels and Thermal resorts, Spas and Sources d'Équilibre Hotels, Real Estate with Paluel-Marmont Valorisation, and Private Equity with Paluel-Marmont Capital.

NAV at 31/12/2018: €277.6 M, 2018 NIGS: €4.5 M - Workforce: 597 employees

[www.compagnielebon.fr](http://www.compagnielebon.fr) - Code ISIN: FR 0000121295

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