

Swiss Life Asset Managers and Cedrus & Partners announce the delivery of the first Immobilier Impact Investing fund asset

06 January 2022

Immobilier Impact Investing fund pursues its development with the delivery of the first asset in Dijon



4 allée Alice Guy, Dijon- Photo credit Eiffage

Swiss Life Asset Managers France announces the addition of a student residence in Dijon on behalf of OPPCI Immobilier Impact Investing. This is the first asset added to this impact fund created in 2019 in partnership with Cedrus & Partners.

Located near the city centre and Dijon TGV station, the property is part of the new Cité Internationale du Vin et de la Gastronomie district, which covers a plot of 6.5 hectares, on the site of the former general hospital. The 70 000 m² building complex consists of renovated historic buildings and new constructions for cinemas, a shopping mall, a senior care residence, housing, a training centre dedicated to gastronomy and a student residence.

Purchased from Eiffage as sale upon completion, this student residence consists of 145 one and two-room apartments with more than 2700m² living space and 255m² for common areas.

Delivered in October 2021, the building has TC 2012-22% energy performance.

The Immobilier Impact Investing fund

Launched in 2019, OPPCI Immobilier Impact Investing is the first impact real estate fund. Its objective is to rehouse needy people via our two partners – Samusocial de Paris and Habitat et Humanisme, both major players in social housing – while at the same time targeting a return for investors

Its strategy consists of two parts with a portfolio combining return and solidarity:

- the social part, which accounts for 20% of total investors' commitments. This part consists of residential properties, built or to be built, located in Paris and the inner suburbs and in major French metropolises. They are selected in agreement with our partners and made available to them free of charge upon delivery.
- The return part (representing 80% of investors' total commitments) is invested in assets dedicated to managed accommodation (senior residences, student residences...).

Media relations

Alexandra LEBOURG - +33 1 45 08 33 89 – alexandra.lebourg@swisslife-am.com

Swiss Life Asset Managers FARGO

Yohann HENDRICE - + 33 (0)6 16 83 28 89 – yhendrice@fargo.agency

Héloïse LACHOUQUE - +33 (0)6 16 83 04 94 – hachouque@fargo.agency

Yohan ABRIEL - + 33(0)6 16 83 88 17 – yabriel@fargo.agency

www.swisslife-am.com



CEDRUS & PARTNERS

Alexia PHILIS

Head of Communication & CSR

+ 33 (0)6 63 73 94 77 - ap@cedruspartners.com

www.cedruspartners.com

About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 years' experience managing the Swiss Life Group's assets. Its close ties with insurance influence its investment philosophy, the main objectives of which are to take a responsible approach to risks and to act each day in its clients' best interests in order to enable them to make sustainable decisions. This is the proven approach that Swiss Life Asset Managers offers to its third-party clients based in Switzerland, France, Germany, Luxembourg, the UK and Norway.

As at 30 June 2021, Swiss Life Asset Managers managed EUR 250.3 billion in assets for the Swiss Life Group, with more than EUR 90.2 billion in assets under management on behalf of third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the EUR 250.3 billion in assets under management, EUR 74.6 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 26.3 billion of real estate assets jointly with Livit. Thus, as at 30 June 2021, Swiss Life Asset Managers managed EUR 100.9 billion in real estate assets.

The clients of Swiss Life Asset Managers benefit from the commitment and expertise of more than 2400 employees in Europe.

¹ INREV Fund Manager Survey 2021 (based on AuM as at 31 December 2020)
Swiss Life Asset Managers, data from 30 June 2021

About Cedrus & Partners

Cedrus & Partners is an investment firm approved by the French Prudential Supervision and Resolution Authority (ACPR) whose mission is to support European economic actors in their long-term asset management: institutions, family offices, foundations and family businesses.

Cedrus & Partners' core and historical financial investment advisory role also involves serving its clients by performing financial advisory and financial engineering assignments.

Cedrus & Partners combines "useful finance" and long-term value creation, respecting all stakeholders.

Cedrus & Partners has recognised expertise in unlisted assets (private equity, real estate, private debt and infrastructure financing) and impact investing through its investment team.

Cedrus & Partners / ACPR approved investment company / Founded in 2010 / 31 experts / 150 clients / EUR 17 billion of recommended assets / France (Paris, Bordeaux) and International (Spain, Luxembourg).