

Press release

Amundi Real Estate carried out property transactions totalling more than €3 billion in 2018

Paris, 19 February 2019 - In 2018, Amundi Real Estate carried out a total transaction volume of more than €3 billion on behalf of its real estate funds and mandates. With transactions totalling more than €14 billion over the last three years, Amundi Real Estate confirms its position as a leading pan-European player. At the end of December 2018, its assets under management amounted to €31 billion, up 6.5% year-on-year.

17 acquisitions for a volume of €1.9 billion

In 2018, Amundi Real Estate pursued its strategy of investing in Core assets, particularly office buildings. Offices account for almost all (96%) of the acquisitions made this year, with hotel assets representing 3%. 13 office buildings were purchased across Europe, notably *El Pórtico* in Madrid. This 21,000m² office building is Amundi Real Estate's first acquisition in Spain for the funds it manages. In France, Amundi Real Estate acquired ENJOY, the first positive energy building and wood-concrete structure in Paris. In the hotel segment, Amundi Real Estate became a minority shareholder of Accor Invest in May 2018 on behalf of foreign institutional clients and one of its funds.

Amundi Real Estate is now present in 14 countries. France and Germany accounted for 66% of acquisitions in 2018, Italy 11%, Spain 6%, the Netherlands 6%, Austria 5% and the Czech Republic 5%.

In 2018, Amundi Real Estate achieved net inflows of €3.18 billion, including €1.8 billion in the Retail segment as it continues to consolidate its position as the leading real estate investment company provider in France (French SCPI and OPCI net inflows at 31/12/2018¹).

Disposals for an amount of €1.1 billion in 2018

As part of the active portfolio management of the funds it manages, Amundi Real Estate carried out several arbitrages in 2018 for a total amount of €1.14 billion. Several transactions were finalised, mainly in the United Kingdom, with the sale of eight buildings for nearly €500 million, but also in France, Germany, Austria, the Netherlands and Finland.

A strengthened responsible investment approach

Amundi Real Estate values its buildings on the basis of a detailed analysis including environmental and social criteria and continues to develop its certification process for its buildings. Of the 750 buildings that make up its property portfolio, 414 buildings have already been mapped and 80 buildings are certified, 10 of which were certified in 2018.

Jean-Marc Coly, Chief Executive Officer of Amundi Real Estate, comments: *"We continued our policy of investment diversification and arbitrage in 2018 while maintaining a dynamic policy in our Core markets with acquisitions of iconic buildings in Spain, France and the Netherlands, notably INK Hotel in Amsterdam. For 2019, our guiding principle will be the diversification of our allocation while targeting assets that are exemplary in terms of our environmental and social criteria."*

¹ Source IEIF February 2019

Examples of acquisitions in 2018:

“Enjoy”, 81 rue Mstislav Rostropovitch – Paris (75017), France

ENJOY is a positive energy building located in the Batignolles eco-business district, in the 17th arrondissement. Commissioned in December 2018, the building has a unique, innovative wood-concrete structure, with a surface area of 16,970 m² for mixed office and commercial use and 64 parking spaces. Enjoy is a Green Office® building combining comfort, energy performance and architectural design (designed by Baumschlager-Eberlé and Scape). Its mixed wood-concrete structure represents carbon savings of 2,900 tonnes compared with a concrete project, or the equivalent of planting 1,500 trees. The building is HQE certified BBC Effinergie 2015 Excellent, BREEAM 2013 Very Good, BEPOS EFFINERGIE 2013, and has received the BBC Effinergie, Biosourced building, Biodiversity and BBKA labels. ENJOY is easily accessible by public transport and the Paris ring road.



Photo credit myphotoagency.com

“El Pórtico”, Calle Mahonia 2, Madrid, Spain

“El Pórtico” is located in the Madrid district of Campo de las Naciones, one of the main business districts of the Spanish capital, close to the city centre.

Built in 2005, “El Pórtico” is an iconic building in Madrid, winner of the “Best Business Centre Award”, awarded by MIPIM in 2007. Certified BREEAM “Excellent”, it was born of the collaboration between internationally renowned architects SOM (Skidmore, Owings & Merrill) and Spain’s Rafael de La-Hoz. With a total rental area of nearly 21,000 m², it also has shops on the ground floor and 413 underground parking spaces. “El Pórtico” enjoys excellent visibility and a strategic position: it is halfway between Barajas International Airport and the Business Centre, located at the gates of the IFEMA Feria de Madrid and the M40 motorway.



Photo credit myphotoagency.com

About Amundi Real Estate

Amundi Real Estate specialises in the development, structuring and management of real estate funds for retail investors, private banks, distributors, institutional investors, large companies and real estate professionals. Leader in France in terms of inflows and capitalisation in open real estate funds (IEIF - December 2018), assets under management totalled €31 billion*.

**Amundi Real Estate data as at 31 December 2018*

For more information: www.amundi-immobilier.com

About Amundi

Amundi is Europe's largest asset manager by assets under management and ranks in the top 10² globally. It manages 1.425 trillion³ euros of assets across six main investment hubs⁴. Amundi offers its clients in Europe, Asia-Pacific, the Middle East and the Americas a wealth of market expertise and a full range of capabilities across the active, passive and real assets investment universes. Clients also have access to a complete set of services and tools. Headquartered in Paris, Amundi was listed in November 2015.

Thanks to its unique research capabilities and the skills of close to 4,500 team members and market experts based in 37 countries, Amundi provides retail, institutional and corporate clients with innovative investment strategies and solutions tailored to their needs, targeted outcomes and risk profiles.

Amundi. Confidence must be earned.

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² Source IPE "Top 400 asset managers" published in June 2018 and based on AUM as of end December 2017

³ Amundi figures as of December 31, 2018

⁴ Investment hubs: Boston, Dublin, London, Milan, Paris and Tokyo