

PARIS, 13 JANUARY 2021

AVIVA INVESTORS AND SFL AGREE SALE OF 112 WAGRAM BUILDING IN PARIS

Aviva Investors, the global asset management business of Aviva plc (“Aviva”) announces that it has acquired the 112 Wagram building in Paris from Société Foncière Lyonnaise (“SFL”), on behalf of one of its clients.

Located in the 17th arrondissement of the city, 108-112 Avenue Wagram sits at the heart of the central business district of Paris and offers approximately 5,500 sq m of office space spread across a ground floor, four upper floors, as well as a lower ground floor with parking space for 28 cars. It features light-filled floor areas, private terraces on every floor, high floor-to-ceiling height and a large interior courtyard.

The historic property was originally acquired by SFL in 2010 and has been redeveloped over the past ten years. Characterised by its brick façade and contemporary extension, the internal areas have been thoroughly renovated. Following the work, the building was awarded the HQE label, and obtained BREEAM In-Use International Part 1 “Asset” and Part 2 “Building Management” certification, with an assessment rating of “Excellent”, in recognition of its energy performance.

Thanks to its outstanding amenities, coupled with its location near Parc Monceau and excellent road and public transport links, the property enjoys positive rent reversion and is home to a number of leading global businesses under long-term leases.

The sale of the property forms part of SFL's strategy to rotate its more mature assets and capture the value created through its asset management work. The net sale price was approximately €120 million.

Grégoire Bailly-Salins, Head of Transactions for Continental Europe at Aviva Investors, commented:

“112 Wagram is an exceptional property and we are delighted to increase our existing portfolio of assets under management in the central business district of Paris. Its unique surroundings and qualities, coupled with a central location and close transport links, make it a compelling asset that we expect to provide long-term performance for our clients. We are also pleased that it has obtained a number of labels and certifications, which aligns it well with our commitment to improving the energy and carbon efficiency of the portfolio under management.”

Aude Grant, Deputy MD, AM & Investment at SFL, said:

“This performance demonstrates the resilience of properties with solid real estate fundamentals, a desirable location and first-rate tenants, and highlights major investors’ ongoing interest for core assets in the Paris CBD”.

Aviva Investors was advised by Aurélien Bourdet (Screeb), Géraldine Machinet (CMS), Theop and Manexi. SFL was advised by Anne-Hélène Garnier (Oudot) and Cushman & Wakefield.



112 Wagram - Photo: Luc Boegly

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Aviva Investors

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Aviva plc

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- Aviva is a leading international savings, retirement and insurance business. We exist to be with people when it really matters, throughout their lives – to help them make the most of life. We have been taking care of people for more than 320 years, in line with our purpose of being ‘with you today, for a better tomorrow’.
- Our vision is to earn our customers’ trust as the best place to save for the future, navigate retirement and insure what matters most to them. In 2019, we paid £33.2 billion in claims and benefits on behalf of our 33.4 million customers.
- We will focus on the UK, Ireland and Canada where we have leading market positions and significant potential. We will invest for growth in these markets. Our International businesses in Europe and Asia will be managed for long-term shareholder value. We will also transform our performance and improve our efficiency. Our transformation will be underpinned by managing our balance sheet prudently, reducing debt and increasing our financial resilience.
- Total group assets under management at Aviva group are £522 billion and our Solvency II capital surplus is £12.0 billion (HY20). Our shares are listed on the London Stock Exchange and we are a member of the FTSE 100 index.
- For more details on what we do, our business and how we help our customers, visit www.aviva.com/about-us
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- We have a Globelynx system for broadcast interviews. Please contact the Press Officer noted above if you would like to make a booking.

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Aviva Investors Real Estate France SA

Aviva Investors Real Estate France SA manages on behalf of Aviva France's insurance companies, third party clients and Aviva Investors management companies, all types of assets for approximately €7 billion of real estate assets as of 31 July 2020. *Société anonyme* with a capital of €2,513,440/Registered office: 24-26 rue de la Pépinière - 75008 Paris/434 129 649 RCS Paris/SIRET 434 129 649 00050/APE code: 6832 A - Administration of buildings and other real estate assets.

About SFL

Leader in the prime segment of the Parisian commercial real estate market, Société Foncière Lyonnaise stands out for the quality of its property portfolio, which is valued at €7.2 billion and is focused on the Central Business District of Paris (#cloud.paris, Edouard VII, Washington Plaza, etc.), and for the quality of its client portfolio, which is composed of prestigious companies in the consulting, media, digital, luxury, finance and insurance sectors. As France's oldest property company, SFL demonstrates year after year an unwavering commitment to its strategy focused on creating a high value in use for users and, ultimately, substantial appraisal values for its properties. Stock market: Euronext Paris Compartment A – Euronext Paris ISIN FR0000033409 – Bloomberg: FLY FP – Reuters: FLYP PA
S&P rating: BBB+ stable outlook