



Press Release

Omnes acquires Moulin à Vent industrial estate, located in the heart of the Lyon metropolis, alongside L'Auxiliaire, Foncière Magellan and Patriarca Group.

Paris, 21 January 2019 – The company Green Campus, comprising Omnes, via its Construction Energie Plus (CEP) fund, L'Auxiliaire, Foncière Magellana and Patriarca Group, have acquired the majority of buildings in the Moulin à Vent industrial estate, an area of more than 34,000m², located in Vénissieux, within the Lyon city loop.

With 34 buildings bringing together more than 60 businesses, the Moulin à Vent estate is one of the biggest industrial estates in the Lyon metropolis. Green Campus, the company formed to acquire the estate, showcases a profound transformation strategy via the restructuring of the majority of buildings in order to significantly improve the energy performance and user comfort, the development of complementary surfaces and the implementation of new services. In this way, Green Campus's ambition is to be a model of green and sustainable renovation and revaluation of this asset type, which is symbolic of the architecture and layout of French urban tertiary estates towards the end of the 1980s.

Foncière Magellan will take on the chairmanship of SAS GREEN CAMPUS as well as the asset and property management, resolutely focused on the revaluation of this symbolic estate.

Patriarca Group in turn will take on the technical management as well as the execution of the entire restructuring work of construction et optimisation of the energy performance of the buildings.

Banque Populaire Auvergne Rhône-Alpes and Caisse d'Epargne Rhône-Alpes financed, alongside the Campus shareholders, the acquisition of this estate.

The CEP fund (120 million euros) is dedicated to financing projects involving the construction or renovation of public and private buildings of high energy and environmental performance in the main French metropolises. Green Campus marks the fund's sixth investment.

Serge Savasta, Managing Partner, Omnes: *"We are proud to participate in this project which counts as one of the biggest real estate deals in the region in 2018. Green Campus is a project that is symbolic of the rehabilitation of spaces to the best standards of energy performance. It perfectly illustrates our strategy of developing building projects to serve the layout of the territories and the energy transition of our country."*



Steven Perron, Chairman of Foncière Magellan: *“This acquisition illustrates our desire to strengthen our positioning within the asset class of industrial estates and activity estates managed by our entity “Magellan Parcs”. We are proud to take part in this deal revaluating this symbolic estate of the Lyon region, creating significant value, which our teams will drive over the long term.”*

Olivier Faura, Chairman of Patriarca Group: *“As a Lyon-based sponsor participating at a national level, we are very deeply involved in the outcome of this acquisition. Green Campus is a major sustainable transformation project of an aging and high energy tertiary estate and it will combine, during the duration of the programme, several phases of green renovation, demolition and reconstruction. Its configuration and implantation will allow it to dispose of exceptional qualities, at the heart of vast urban transformations. The big concepts of the project have already received a favourable welcome from Greater Lyon and the town of Vénissieux. We are willing to make it a pilot project of national reference.”*

Participants:

Sellers:

Omnes (Serge Savasta, Gonzague de Trémiolles, Morgane Honikman, Corentin Defond)
L’Auxiliaire

Foncière Magellan (Steven Perron, Lionel Lacroix)

Groupe Patriarca (Olivier Faura, Benoît Poinas, Thomas Barbier)

Seller:

Perial

Buyside advisory

Etude notariale Prud’homme & Baum,
Ashurst
Kramer Levin

Sellside advisory:

JLL
BNP Paribas Real Estate
Etude Jean-Marc Alexandre, Olaf Déchin and Dominique Devriendt, and France Hoang

Financers:

Banque Populaire Rhône-Alpes Auvergne
Caisse d’Epargne Rhône-Alpes



About Omnes

Omnes is a leading Paris-based European investor in private equity and infrastructure. With €3.6 billion of assets under management, Omnes provides SMEs with the capital needed to finance growth. The firm has dedicated investment teams across three key areas: Venture Capital, Buyout & Growth Capital and Infrastructure. Omnes is a pioneer in the energy transition, having raised Capenergie, its first fund dedicated to renewable energy, in 2006. Since then, its infrastructure team has made over 40 investments in renewable energy projects and companies across Europe, deploying €900 million. In 2016, Omnes widened its energy transition product offer by launching Construction Energie Plus, the first French fund entirely focused on the construction of high-environmental-performance buildings. Omnes is owned by its employees. Omnes is committed to ESG issues and has set up the Omnes Foundation in aid of children's charities. It is also a signatory to the United Nations Principles for Responsible Investment (PRI).

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About L'Auxiliaire

Founded in Lyon in 1863 by BTP entrepreneurs, L'Auxiliaire is an insurance fund dedicated entirely to construction professionals. A leading player in the regional economy and well anchored in its territory, L'Auxiliaire today counts around 10,000 members.

Equipped with qualities that combine reliability, flexibility and technicity, it offers a range of solutions adapted to clients while insuring a close service based on an individual approach according to needs. L'Auxiliaire is alongside its members to guarantee the protection of their responsibilities, their goods and persons who surround them.

About Foncière Magellan

Foncière Magellan an independent asset management and real estate fund (OPCI, FIA) company, specialised in setting up club-deals reserved for professional or institutional investors and invested in business real estate assets (offices, activity, commerce) across France's regions. Foncière Magellan is accredited by the Autorité des marchés financiers (AMF) as a portfolio management company.

Foncière Magellan manages today a patrimony worth more than 700 million euros across the French territory.

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About Patriarca Group

Groupe Patriarca is a promotor, constructor and investor, in business real estate with head offices in Lyon – Chassieu, and also located in Paris, Lille, Bordeaux and Angers.

It participates on a national level in 5 areas of activity:

- Real estate engineering: sourcing, feasibility, set-up, financing and investment;
- Key construction;
- Any kind of refurbishment or upgrading works on existing buildings;
- Preventive and curative maintenance of buildings;
- Energy performance.



Groupe Patriarca – owned 60% by its management and 40% by BPI Investissement and Aquasourça – supports more than 40 national groups in their strategies and real estate projects. It generated in 2018 a turnover of around €39m for a staff of around 50.

Groupe PATRIARCA, involved in an active RSE approach, has an energy subsidiary which carries out studies, suggests performance and energy monitoring solutions, finances and carries out projects, and ensure equipment maintenance.

Its size, the complementary nature of its offering and expertise and its geographic scope of involvement make it an ideal partner for the investors and stakeholders.

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