

Paris, July 2nd, 2019

Natixis supports Swiss Life Asset Managers in the acquisition financing of a €1.7 billion Paris office portfolio from Terreïs.

Natixis advised Swiss Life Asset Managers on its acquisition of a €1.7 billion Paris office portfolio from Terreïs and arranged a €507.24 million mortgage financing backed by €1.3 billion prime assets.

On May 28th 2019, Swiss Life Asset Managers finalized the acquisition from Terreïs of a €1.7 billion prime portfolio of 28 assets, 90% of which consists of prime office buildings located in Paris' central business district. Natixis acted as exclusive financial adviser of Swiss Life Asset Managers on this transaction.

The assets have been acquired by real estate funds managed by Swiss Life Asset Managers' entities in Switzerland, France, Germany and Luxembourg.

One fund, together with four first-rank European investors alongside Swiss Life, has been set up with investments of around €1.3 billion. For this fund, Natixis has successfully closed a seven-year bullet mortgage financing of €507.24 million, acting as sole Bookrunner and Agent, co-Arranger, as well as co-Underwriter alongside Swiss Life Holdings.

This loan has been successfully syndicated at closing to BayernLB, Deutsche Pfandbriefbank, Deka Bank, La Banque Postale and Crédit Agricole d'Ile-de-France.

Marc Vincent, Global Head of Corporate & Investment Banking at Natixis said: "We are proud to support Swiss Life Asset Managers in this transforming acquisition, which involved strong commitment from our Real Estate Advisory, Financing and Syndication teams, in cooperation with Financial Institution Coverage."

Emmanuel Verhoosel, Global Head of Real Estate & Hospitality, Natixis Corporate & Investment Banking said: "Natixis jointly underwrote the loan with Swiss Life Holdings, which is an example of the increasing trend for large equity investors in property to invest in debt via other parts of the same group."

About Natixis

Natixis is a French multinational financial services firm specialized in asset & wealth management, corporate & investment banking, insurance and payments. A subsidiary of Groupe BPCE, the second-largest banking group in France through its two retail banking networks, Banque Populaire and Caisse d'Epargne, Natixis counts nearly 16,000 employees across 38 countries. Its clients include corporations, financial institutions, sovereign and supranational organizations, as well as the customers of Groupe BPCE's networks. Listed on the Paris stock exchange, Natixis has a solid financial base with a CET1 capital under Basel 3⁽¹⁾ of €11.1 billion, a Basel 3 CET1 Ratio⁽¹⁾ of 11.6% and quality long-term ratings (Standard & Poor's: A+ / Moody's: A1 / Fitch Ratings: A+).

⁽¹⁾ Based on CRR-CRD4 rules as reported on June 26, 2013, including the Danish compromise - without phase-in .
Figures as at 31 March 2019

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