



Press Release

Paris - 13/12/2022

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## Real I.S. acquires FactorY in Lyon from AG Real Estate

Paris, 8 December 2022 - Real I.S. France is continuing its investments in office real estate in the city centres of major French metropolitan areas. In Lyon Confluence, on behalf of its open-ended fund RealisInvest Europa, the company has just acquired a fully let 6,770 m<sup>2</sup> mixed-use building from AG Real Estate France.

Real I.S. acquired FactorY from AG Real Estate France for a total of 46 million euros. Completed in May 2018, this building, designed by the Swiss architect **Christian Kerez**, who outlined the *WWF One Living Planet* principle in it, and the Lyon-based agency **AFAA** (project architect), has seven floors, with a courtyard garden and one basement level. The building is very open, generous with natural light, fully transparent with sleek industrial-look infrastructure, a ceiling height of 3 metres and broad picture windows in horizontal strips, and offers users unrestricted panoramic views of the surrounding landscape. In 2019, the project received the **Équerre d'argent** architecture award, in the *Activités* (activities) category.

The 6,240 m<sup>2</sup> of offices are fully let to **12 tenants**. FactorY is a mixed-use building with 530 m<sup>2</sup> of retail space on the ground floor. This space hosts a bakery, beauty salon and bank branch. From an environmental perspective, it has a high-density photovoltaic system on the roof and an optimised energy footprint. FactorY has the following certifications: **HQE** with an *Exceptional* passport, **BREEAM** Construction at *Very Good* level and **Effinergie+**.

*'This acquisition offers us the opportunity to extend our portfolio of four local assets in Lyon, by adding this perfectly located office building which is fully let and environmentally sound.'* explains Alexandre Guignard,

Director Investment Management International for Real I.S. France.

On one of the islets of Lyon Confluence, *Ynfluences Square*, a mixed piece of city with positive energy, FactorY is built at the heart of one of the biggest city centre urban renewal sites in Europe. This is why it enjoys a privileged location that is immensely popular with start-ups. At the heart of the peninsula, with its hyper-central location, innovative architecture and exceptional natural sites, the district is setting a European example when it comes to investing in the future.

*'FactorY is aligned with our vision of an environmentally responsible office building. At the heart of the first sustainable district in France with WWF certification, developed to reconcile quality of life and the environment, this innovative mixed-use building provides its users with a unique standard of comfort, in a setting that aims to rethink city living. It is thus aligned with the ESG criteria which guide how we compile our portfolio of properties.'* explains **Christoph Erven**, president of Real I.S. France.

*'AGRE positioned itself at the start of the development of the Confluence district, taking into account the strong ambitions of the urban project, the mixed-use buildings concentrated around the public marina, and its carefully chosen and complementary real estate portfolio in the Part-Dieu and Gerland districts. After successfully marketing the building to users outside the Confluence area, we are delighted to transfer an asset with excellent management conditions on a market that is now established. AG Real Estate's ambition in the region is to continue investing in projects*

located in mixed neighbourhoods which benefit from urban development that is highly attractive to users.' explains Thibault Delamain, Director General, Head of Investment and Asset Management at AG Real Estate France.

For this acquisition, Real I.S. relied on the advice of the notaries C&C Notaires, the law firm sbkg & associés and Drees & Sommer. AG Real Estate France was advised by BNP Paribas Real Estate Transaction France (in the context of a joint sole mandate with JLL) and the notaries LEXFAIR Notaires.

### About Real I.S.:

For almost 30 years, Real I.S. has been the provider of funds specialising in real estate investments dedicated to BayernLB. As a member of the Sparkassen-Finanzgruppe (a network of German savings banks, regional banks, and associated companies), the group is among the biggest portfolio managers on the German market. Its products and services range from alternative investment funds (specific AIFs and closed-end alternative investment mutual funds) to tailored financial solutions, club deals and joint ventures. The group currently manages a portfolio of assets valued at 12.5 billion euros. Real I.S. has two approved investment management companies (KVG) governed by the German Investment Code (KAGB), as well as subsidiaries in France, Luxembourg, Spain, the Netherlands, and Australia.

#### For more information:

[www.realisag.de](http://www.realisag.de)

[www.realis-australia.com.au](http://www.realis-australia.com.au)

Real I.S. Press Service France: Treize Cent Treize

Tel.: 01 53 17 97 13

Email: [Presse\\_RealISFrance@treizecenttreize.fr](mailto:Presse_RealISFrance@treizecenttreize.fr)

Contacts: Aurélie Caron - Vincent Alour - Alain N'Dong



## About AG Real Estate France

AG Real Estate France is the French subsidiary of AG Real Estate, an acknowledged leader in the Belgian property market. As a player on the French market, AG Real Estate France focuses on its core business of property development and investment in corporate real estate.

### Key figures

By mid-2022, AG Real Estate France has developed more than 200,000 sqm of service-sector space and 550,000 sqm of logistics, which represents approximately 2 billion euros including the portfolio of pure investments made over the same period. By spring 2022, AG Real Estate France has developed around 300,000 sqm and the portfolio of controlled projects represents a potential of 300,000 sqm. The portfolio acquired is very diversified between offices, business hotels, retail, logistics and parking facilities.

For more information, see [www.agrealestate.fr](http://www.agrealestate.fr)

## PRESS CONTACTS

### Véronique Mathonet

Chief Human Resources &  
Communication Officer

+33(0)6 03 74 71 36

[veronique.mathonet@agrealestate.eu](mailto:veronique.mathonet@agrealestate.eu)

### Agence Première

### Catherine Gaudu

Responsable Communication &  
Relations Presse

+33(6) 67 40 02 60

[catherine.gaudu@agencepremiere.com](mailto:catherine.gaudu@agencepremiere.com)

### Julia Perréard

Responsable Communication &  
Relations Presse

+33(7) 60 60 16 69

[julia.perreard@agencepremiere.com](mailto:julia.perreard@agencepremiere.com)

