




PROJECT

NE^XUS

New Multifamily Standing Assets
in sought-after French markets

Asset book

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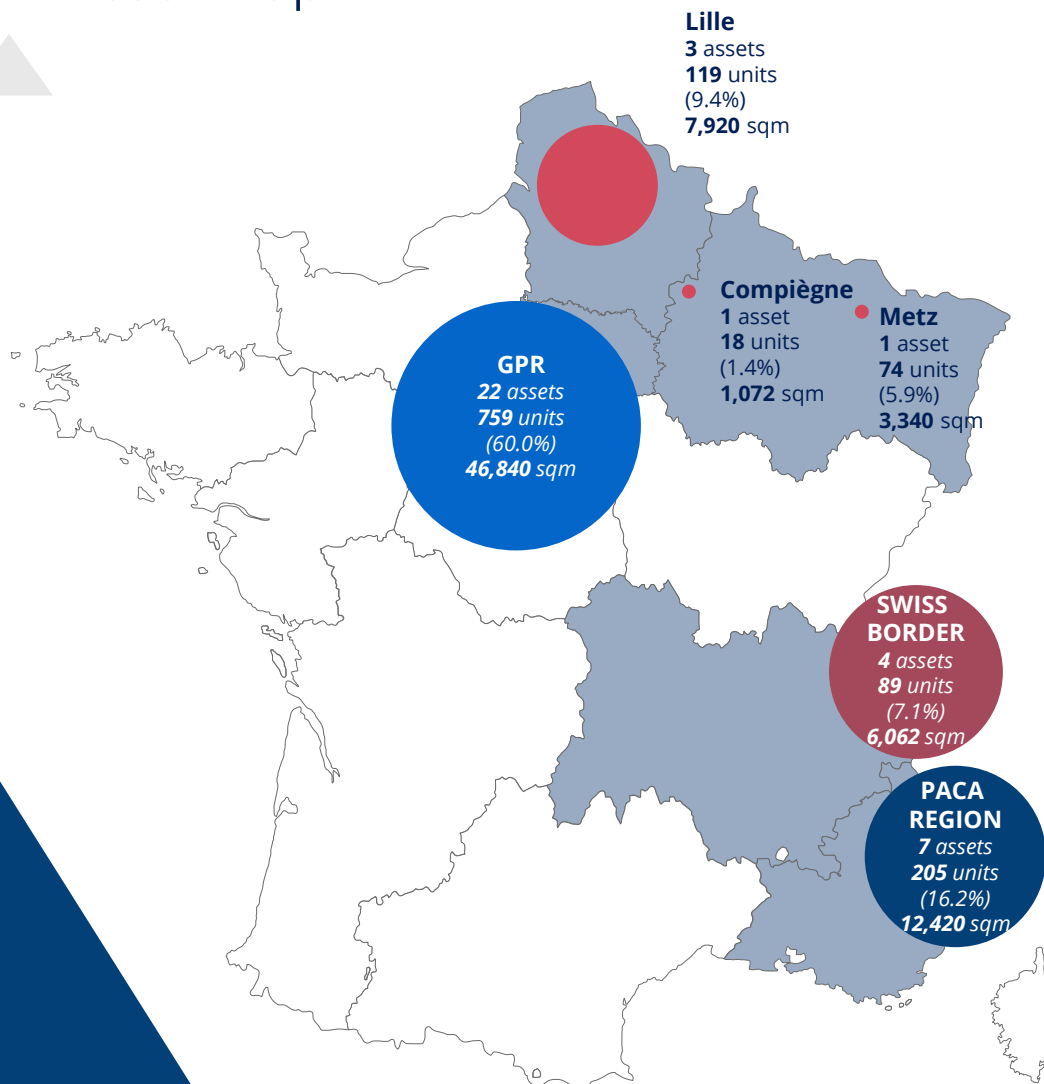
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Asset map



38 assets
1,264 residential units
77,653 sqm of living area

Greater Paris Region

22 assets

PACA Region

7 assets

Major Cities

2 assets

Lille Region

3 assets

Swiss border

4 assets

GLOSSARY



Zone Pinel : Geographically limited area in which new residential real estate can be eligible for tax advantages under the Pinel law.

Pinel areas are classified according to the level of tension in the rental market.

There are five main zones in France by decreasing order of tension:

- zone A
- zone A bis
- zone B1
- zone B2
- zone C

ASL : Association of owners for the management of common areas

AFUL : Free Urban Land Association

Ownership : Freehold / Co-ownership (share of freehold) / Freehold volume

BREAKDOWN BY UNIT TYPE

1-ROOM = Studio (housing unit with only one room)

EPC & CERTIFICATIONS

The majority of the Energy Performance Certificates (EPCs) were issued prior to the completion of the works, in accordance with Article 126.27 of the French Construction and Housing Code (CCH)

DPE/EPC : The energy performance diagnosis (DPE) provides information on the energy and climate performance of a unit or building (labels A to G), by assessment of its energy consumption and its impact in terms of greenhouse Gas emissions.

NF HABITAT / NF HABITAT HQE : NF Habitat has been designed to take account of major developments in this sector, and in particular to integrate the notion of sustainable building. Combined with the HQE mark, NF Habitat certification will guarantee homes that interact with their surroundings, are energy and cost efficient, and respect the environment.

RT 2012 : This refers to the former 2012 Thermal Regulations. The RT2012 sets rigorous performance expectations, requiring that residential and non-residential buildings use a maximum of 40-65kWh/m²/pa depending on locality and altitude of the building.

RENTAL STATUS

Potential rent : Passing rent as at 30 November 2024 + ERV by typology applied on vacant units, parking included

ERV : Determined by external valuer as at 30 September 2024

Parking :

Single : ERV by external valuers

Double parking : ERV single x 1,33

Motorcycle : ERV single /2

Upside : ERV/Potential rent

Vacancy rate : proportion of vacant housing units as at 30 September 2024

Letting of vacant units was voluntarily stopped during Q4-2024. As a consequence vacant units are the result of recent vacancies and taking into account the churn rate, the expected vacancy rate on 30 September 2025 is above 25%

Tenant turnover (churn rate) as of 30 November 2024 : Annual tenant turnover (over the last 18 months)



BNP PARIBAS
REAL ESTATE

Greater Paris Region

10 Route Napoléon III – VAUCRESSON - 92

LOCATION

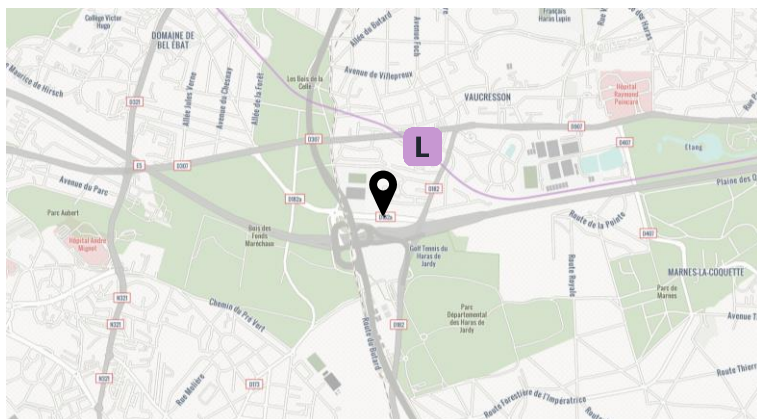


The asset is located in Vaucresson (92) between Paris and Versailles. It is in the hauts-de-Seine department, about 15 km west of Paris.



15 minute walk to train station
30 minutes from Paris

A new asset owned in freehold volume located in close proximity to the train station



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **07/07/2023**
- Total living floor area **1,853 sqm**
- Residential units **25**
- Parking units **31 (15 double parkings included)**

Organisation & ownership

- Organisation
- Ownership
- ASL/AFUL (Yes/No)

Collective housing
Volume
Yes

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€428k

Potential rent
per year

€453k

ERV per year
Parking incl

16%

Vacancy rate
% housing units

6%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€19.3

Potential rent
€/sqm/month

€20.4

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	4	110 sqm	27 sqm	6%	0	21,6 €	22,0 €
2 rooms	0	0 sqm		0%	0		- €
3 rooms	9	628 sqm	70 sqm	34%	1	17,9 €	19,0 €
4 rooms	7	601 sqm	86 sqm	32%	2	17,0 €	18,0 €
5 rooms	5	514 sqm	103 sqm	28%	1	16,8 €	18,0 €
Single parking	16				1	81,1 €	91,7 €
Double parking	15				4	130,5 €	122,2 €
Parking moto	0				0	- €	- €
Total	56	1 853 sqm	74 sqm	100%	9		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

25 units

A

B

C

D

E



LOCATION

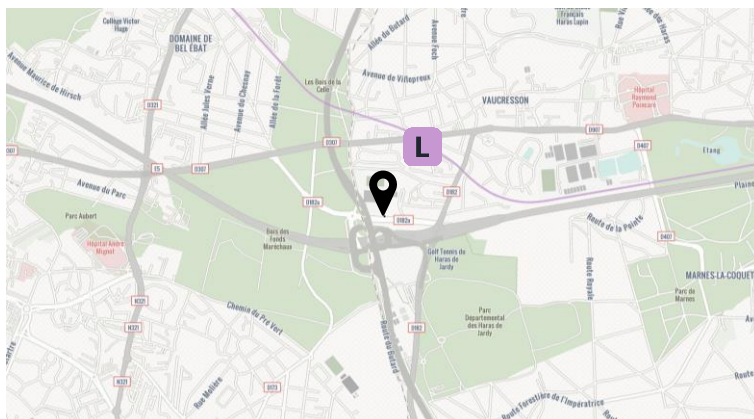


The asset is located in Vaucresson (92) between Paris and Versailles. It is in the hauts-de-Seine department, about 15 km west of Paris.



15 minute walk to train station
30 minutes from Paris

A new asset owned in freehold volume located in close proximity to the train station



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **07/07/2023**
- Total living floor area **1,908 sqm**
- Residential units **28**
- Parking units **30 (including 12 double parkings)**

Organisation & ownership

- Organisation
- Ownership
- ASL/AFUL (Yes/No)

Collective housing
Volume
Yes

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission



Unit by unit EPC

28 units



RENTAL STATUS (30/11/2024)

Parking included

€443k

Potential rent
per year

€459k

ERV per year
Parking incl

4%

Reversion
potential
% potential rent

18%

Vacancy rate
% housing units

N.S.

Turnover rate
% units/year

€19.4

Potential rent
€/sqm/month

€20.1

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	26 sqm	26 sqm	1%	0	22,0 €	22,0 €
2 rooms	8	379 sqm	47 sqm	20%	0	18,2 €	19,0 €
3 rooms	5	329 sqm	66 sqm	17%	1	18,5 €	19,0 €
4 rooms	13	1 083 sqm	83 sqm	57%	4	17,3 €	18,0 €
5 rooms	1	91 sqm	91 sqm	5%	0	16,9 €	18,0 €
Single parking	18				1	85,2 €	91,7 €
Double parking	12				3	129,5 €	122,2 €
Parking moto	0				0	- €	- €
Total	58	1 908 sqm	68 sqm	100%	9		

LOCATION

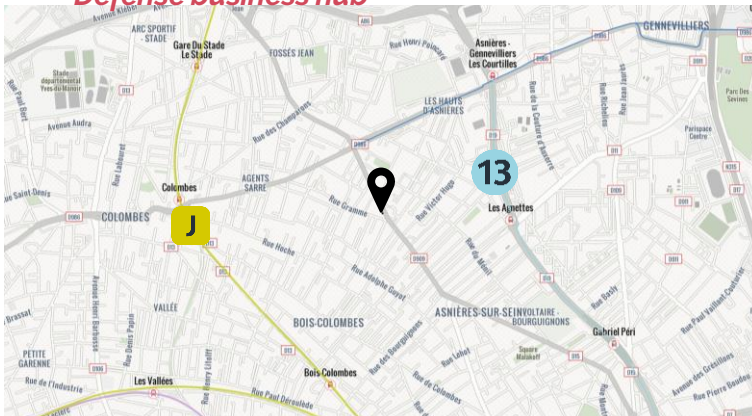


Bois-Colombes is a residential area in western Paris (10 km from central Paris) and benefiting from excellent public transport access.



14 minute walk
to metro station (Les
Agnettes line 13)
25 minutes from Paris

This new asset is located in a dynamic residential area, close to public transport allowing easy access to central Paris or La Défense business hub



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **18/07/2024**
- Total living floor area **4,250 sqm**
- Residential units **68**
- Parking units **68**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

68 units

A

B

C

D

E



RENTAL STATUS (30/11/2024)

Parking included

€1,039k

Potential rent
per year

€1,017k

ERV per year
Parking incl

0%

Reversion
potential
% potential rent

€20.4

Potential rent
€/sqm/month

€19.9

ERV
€/sqm/month

46%

Vacancy rate
% housing units

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	15	429 sqm	29 sqm	10%	0	23,7 €	24,0 €
2 rooms	2	85 sqm	43 sqm	2%	0	21,3 €	21,0 €
3 rooms	28	1 730 sqm	62 sqm	41%	14	19,9 €	19,0 €
4 rooms	23	2 006 sqm	87 sqm	47%	17	17,3 €	17,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	68				31	81,5 €	83,3 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	136	4 250 sqm	62 sqm	100%	62		

LOCATION

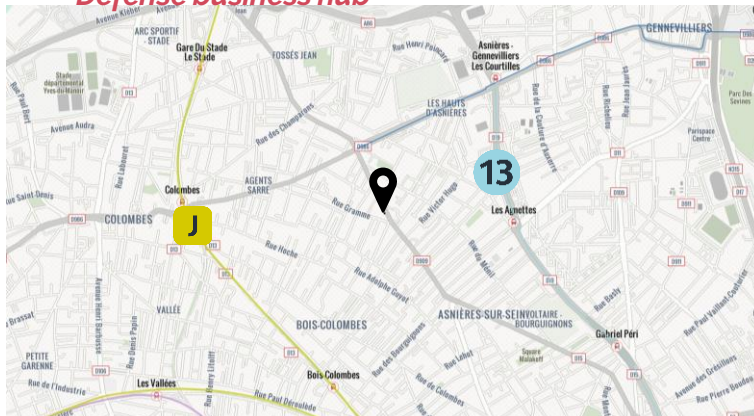


Bois-Colombes is a residential area in western Paris (10 km from central Paris) and benefiting from excellent public transport access.



14 minute walk
to metro station
25 minutes from Paris

This new asset is located in a dynamic residential area, close to public transport allowing easy access to central Paris or La Défense business hub



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **11/07/2024**
- Total living floor area **2,972 sqm**
- Residential units **49**
- Parking units **73 (including 15 double parkings)**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership (with A4 & C stairwells entirely)**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission



Unit by unit EPC

49 units



RENTAL STATUS (30/11/2024)

Parking included

€759k

Potential rent
per year

€753k

ERV per year
Parking incl

0%

Reversion
potential
% potential rent

43%

Vacancy rate
% housing units

N.S.

Turnover rate
% units/year

€21.3

Potential rent
€/sqm/month

€21.1

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	3	86 sqm	29 sqm	3%	0	24,3 €	24,0 €
2 rooms	17	741 sqm	44 sqm	25%	2	21,0 €	21,0 €
3 rooms	18	1 102 sqm	61 sqm	37%	12	19,5 €	19,0 €
4 rooms	10	932 sqm	93 sqm	31%	7	17,3 €	17,0 €
5 rooms	1	110 sqm	110 sqm	4%	0	17,7 €	17,0 €
Single parking	58				28	74,7 €	83,3 €
Double parking	15				7	115,9 €	111,1 €
Parking moto	0				0	- €	- €
Total	122	2 972 sqm	61 sqm	100%	56		

18-20 rue Victor Hugo – ISSY-LES-MOULINEAUX - 92

LOCATION



A sought-after location southwest of Paris, in the Hauts-de-Seine department, about 7 km from central Paris.



6 minute walk to the line 12 subway (Mairie d'Issy station)
15 minutes from Paris (RER C + Line N)

A high-quality asset located in the inner suburb to the west of Paris, in a highly sought-after upscale neighborhood



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **03/11/2022**
- Total living floor area **520 sqm**
- Residential units **10**
- Parking units **7**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Heat network**
- Domestic hot water **Heat network**

RENTAL STATUS (30/11/2024)

Parking included

€170k	€165k		10%
Potential rent per year	ERV per year Parking incl		Vacancy rate % housing units
		0%	
		Reversion potential % potential rent	
€27.2	€26.5		10%
Potential rent €/sqm/month	ERV €/sqm/month		Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	5	172 sqm	34 sqm	33%	1	29,2 €	29,0 €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	3	189 sqm	63 sqm	36%	0	25,0 €	24,0 €
4 rooms	2	159 sqm	80 sqm	31%	0	25,0 €	24,0 €
5 rooms	0	0 sqm		0%	0	- €	- €
Single parking	2				0	104,0 €	100,0 €
Parking moto	5				5	- €	50,0 €
Total	17	520 sqm	52 sqm	100%	6		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission

Unit by unit EPC



16 rue Victor Hugo- ISSY-LES-MOULINEAUX - 92

LOCATION



Issy-les-Moulineaux (92), in the Hauts-de-Seine department, is a historic residential town, located 7 km west of Paris.



6 minute walk
to metro station
(Corentin Celton line
12)
10 minutes from Paris

The asset is located in the sought-after and reputable neighborhood of Issy-les-Moulineaux, a 6-minute walk to the metro station



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **03/11/2022**
- Total living floor area **2,100 sqm**
- Residential units **42**
- Parking units **42 (including 28 moto parkings)**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Heat network**
- Domestic hot water **Heat network**

RENTAL STATUS (30/11/2024)

Parking included

€675k

Potential rent
per year

€672k

ERV per year
Parking incl

0%

Reversion
potential
% potential rent

5%

Vacancy rate
% housing units

€26.8

Potential rent
€/sqm/month

€26.7

ERV
€/sqm/month

25%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	5	142 sqm	28 sqm	7%	0	30,7 €	28,0 €
1bis room	15	540 sqm	36 sqm	26%	1	27,7 €	28,0 €
2 rooms	8	344 sqm	43 sqm	16%	1	25,7 €	26,0 €
3 rooms	7	459 sqm	66 sqm	22%	0	23,7 €	24,0 €
4 rooms	7	614 sqm	88 sqm	29%	0	23,3 €	23,0 €
5 rooms	0	0 sqm		0%	0		- €
Parking	14				0	105,6 €	100,0 €
Parking moto	28				28	50,0 €	50,0 €
Total	84	2 100 sqm	50 sqm	100%	30		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission

Unit by unit EPC

19 units

23 units



Très performant



55 avenue du Président Pompidou – RUEIL-MALMAISON - 92

LOCATION

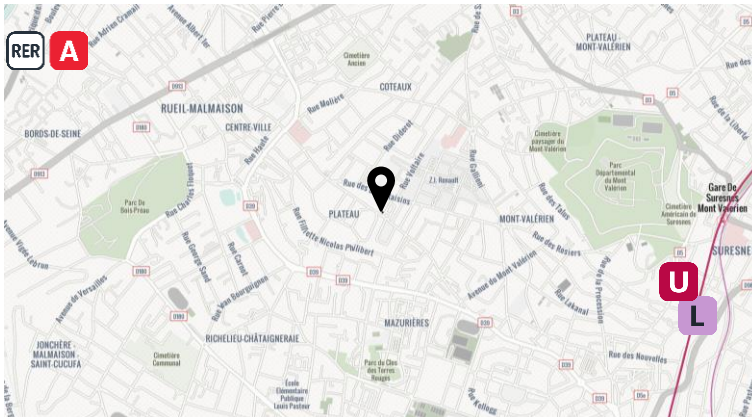


Rueil-Malmaison (92), in the Hauts-de-Seine department, is a historic residential town with all necessary amenities, located 15km west of Paris.



16 minute by bus
to train station RER A
(Rueil-Malmaison)
15 minutes from Paris

New asset located in a sought-after neighborhood of Rueil-Malmaison, 15 minutes away from the Central Paris



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **06/12/2023**
- Total living floor area **3,955 sqm**
- Residential units **66**
- Parking units **64 (including 22 double parkings)**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C



RT 2012

Unit by unit EPC

66 units

A
B
C
D
E

RENTAL STATUS (30/11/2024)

Parking included

€1,024k

Potential rent
per year

€1,073k

ERV per year
Parking incl

6%

Vacancy rate
% housing units

5%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€21.6

Potential rent
€/sqm/month

€22.6

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	17	476 sqm	28 sqm	12%	0	24,0 €	25,0 €
2 rooms	14	589 sqm	42 sqm	15%	1	21,7 €	22,0 €
3 rooms	12	748 sqm	62 sqm	19%	0	19,8 €	21,0 €
4 rooms	12	1 009 sqm	84 sqm	26%	0	18,7 €	20,0 €
5 rooms	11	1 133 sqm	103 sqm	29%	3	18,7 €	19,0 €
Single parking	42				1	80,5 €	100,0 €
Double parking	22				3	135,2 €	133,3 €
Parking moto	0				0	- €	- €
Total	130	3 955 sqm	60 sqm	100%	8		

26 rue Dagobert – CLICHY-SUR-SEINE - 92

LOCATION



Clichy-sur-Seine is a suburb northwest of Paris in the Hauts-de-Seine department, approximately 6 km from central Paris.



5 minute walk
to metro station
(mairie de Clichy Line
13)

15 minutes from Paris

A new asset located in the neighborhood of Clichy, a stone's throw away from the river Seine



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date
- Total living floor area
- Residential units
- Parking units

20/07/2023

951 sqm

20

10 (double parkings) located 129
bd Jean Jaurès in Clichy leased to
Yespark)

Organisation & ownership

- Organisation
- Ownership
- ASL/AFUL (Yes/No)

Collective housing

Co-ownership

No

Heating & domestic hot water

- Heating
- Domestic hot water

Gas

Gas

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C

Unit by unit EPC

20 units

A

B

C

D

E



RT 2012

RENTAL STATUS (30/11/2024)

Parking included

€258k

Potential rent
per year

€267k

ERV per year
Parking incl

10%

Vacancy rate
% housing units

3%

Reversion
potential
% potential rent

€22.6

Potential rent
€/sqm/month

€23.4

ERV
€/sqm/month

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	3	78 sqm	26 sqm	8%	1	26,6 €	25,0 €
2 rooms	11	424 sqm	39 sqm	45%	1	22,6 €	23,0 €
3 rooms	3	200 sqm	67 sqm	21%	0	21,0 €	21,0 €
4 rooms	2	160 sqm	80 sqm	17%	0	20,2 €	20,0 €
5 rooms	1	89 sqm	89 sqm	9%	0	20,2 €	20,0 €
Single parking	0				0	- €	100,0 €
Double parking	10				0	98 €	133,3 €
Parking moto	0				0	- €	- €
Total	30	951 sqm	48 sqm	100%	2		

3A chemin d'accès aux Abbesses – GAGNY - 93

LOCATION

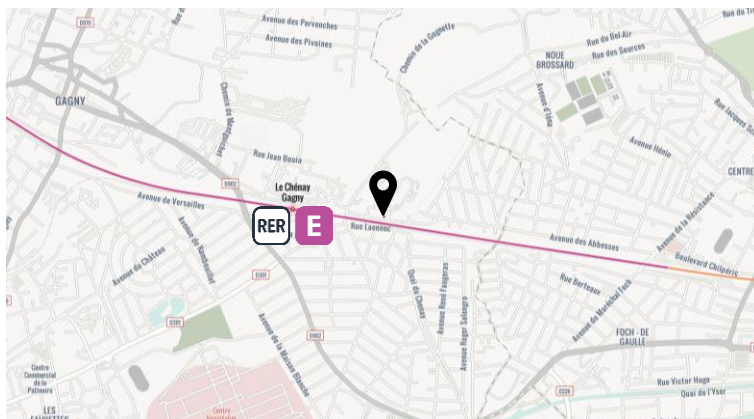


Gagny is located east of Paris in the Seine-Saint-Denis department, about 15 km from central Paris.



9 minute walk
to RER E – Le Chesnay
Gagny
25 minutes from Paris

An asset located in a growing neighbourhood close to the city center, well connected through the RER E and RER P lines to central Paris



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **29/03/2022**
- Total living floor area **1,729 sqm**
- Residential units **26**
- Parking units **23**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€317k

Potential rent
per year

€326k

ERV per year
Parking incl

12%

Vacancy rate
% housing units

3%

Reversion
potential
% potential rent

€15.3

Potential rent
€/sqm/month

€15.7

ERV
€/sqm/month

27%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	3	101 sqm	34 sqm	6%	0	18,8 €	19,0 €
2 rooms	1	44 sqm	44 sqm	3%	0	16,1 €	17,0 €
3 rooms	9	566 sqm	63 sqm	33%	2	15,5 €	16,0 €
4 rooms	12	928 sqm	77 sqm	54%	1	13,6 €	14,0 €
5 rooms	1	89 sqm	89 sqm	5%	0	12,3 €	12,0 €
Single parking	23				3	53,9 €	58,3 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	49	1 729 sqm	67 sqm	100%	6		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

26 units

A

B

C

D

E



Très performant



3 chemin d'accès aux Abbesses – GAGNY - 93

LOCATION

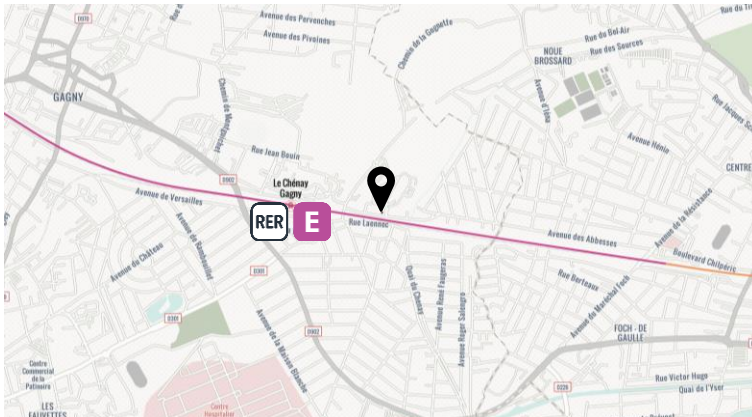


Gagny is located east of Paris in the Seine-Saint-Denis department, about 15 km from central Paris.



9 minute walk
to RER E – Le Chesnay
Gagny
25 minutes from Paris

An asset located in a growing neighbourhood close to the city center, well connected through the RER E and RER P lines to central Paris



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date: 29/03/2022
- Total living floor area: 155 sqm
- Residential units: 2
- Parking units: 2

Organisation & ownership

- Organisation: Collective housing
- Ownership: Co-ownership
- ASL/AFUL (Yes/No): No

Heating & domestic hot water

- Heating: Gas
- Domestic hot water: Gas

RENTAL STATUS (30/11/2024)

Parking included

€27k	€26k	0%
Potential rent per year	ERV per year Parking incl	Vacancy rate % housing units
€14.3	€13.7	0%
Potential rent €/sqm/month	ERV €/sqm/month	Reversion potential % potential rent
		Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0	- €	- €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	0	0 sqm		0%	0	- €	- €
4 rooms	2	155 sqm	78 sqm	100%	0	13,6 €	13,0 €
5 rooms	0	0 sqm		0%	0	- €	- €
Single parking	2				0	53,1 €	58,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	4	155 sqm	78 sqm	100%	0		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

2 units

A

B

C

D

E



Très performant



7-9 avenue du Maréchal Foch – NEUILLY-PLAISANCE - 93

LOCATION

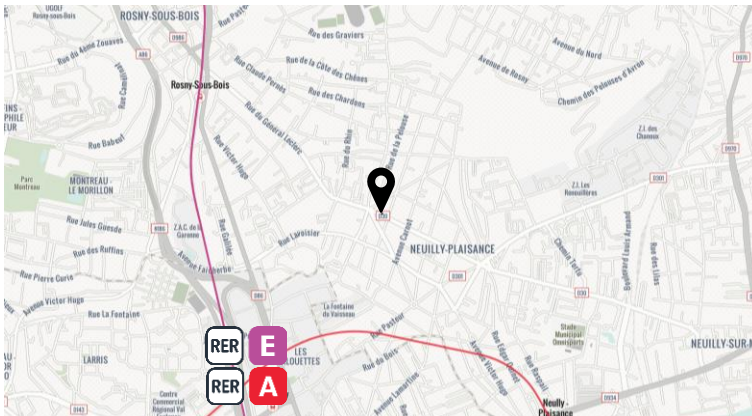


Neuilly-Plaisance is located in Seine-Saint-Denis, about 12km away from central Paris



20 minute walk to RER A – Val de Fontenay
Bus line 145
25 minutes from Paris

A new asset located east of Paris, in a well-regarded municipality and within a dynamic city



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **30/10/2023**
- Total living floor area **2,581 sqm**
- Residential units **43**
- Parking units **43**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€573k

Potential rent per year

€588k

ERV per year Parking incl

2%

Vacancy rate % housing units

3%

Reversion potential % potential rent

€18.5

Potential rent €/sqm/month

€19.0

ERV €/sqm/month

N.S.

Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	2	69 sqm	34 sqm	3%	0	21,0 €	22,0 €
2 rooms	16	692 sqm	43 sqm	27%	1	18,6 €	20,0 €
3 rooms	12	771 sqm	64 sqm	30%	0	17,4 €	18,0 €
4 rooms	12	959 sqm	80 sqm	37%	0	16,5 €	16,0 €
5 rooms	1	91 sqm	91 sqm	4%	0	16,0 €	16,0 €
Single parking	43				1	64,1 €	70,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	86	2 581 sqm	60 sqm	100%	2		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C

Unit by unit EPC

43 units

A

B

C

D

E



2-4 avenue des Petites Haies – CRÉTEIL - 94

LOCATION

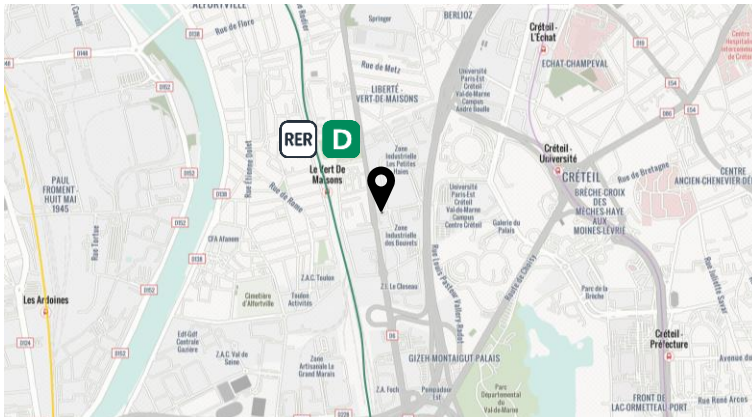


Créteil is the capital of the Val-de-Marne department, located southeast of Paris. The line 15 of the future metro will be operational in 2025 in Créteil.



8 minute walk
to train station (600m
from the RER D &
metro line 8)
10 minutes from Paris

The asset is located in a former industrial site being transformed into an eco-friendly residential district.



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **03/02/2023**
- Total living floor area **2,336 sqm**
- Residential units **26**
- Parking units **26**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€426k

Potential rent
per year

€438k

ERV per year
Parking incl

3%

Reversion
potential
% potential rent

0%

Vacancy rate
% housing units

€15.2

Potential rent
€/sqm/month

€15.6

ERV
€/sqm/month

12%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0	-	€
2 rooms	2	98 sqm	49 sqm	4%	0	18,6 €	17,0 €
3 rooms	0	0 sqm		0%	0	-	€
4 rooms	22	1 984 sqm	90 sqm	85%	0	14,5 €	15,0 €
5 rooms	2	254 sqm	127 sqm	11%	0	13,4 €	14,0 €
Single parking	26				0	58,9 €	60,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	52	2 336 sqm	90 sqm	100%	0		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

A

B

C

D

E

26 units



4 allée des Fruitières - NOISY LE GRAND - 94

LOCATION

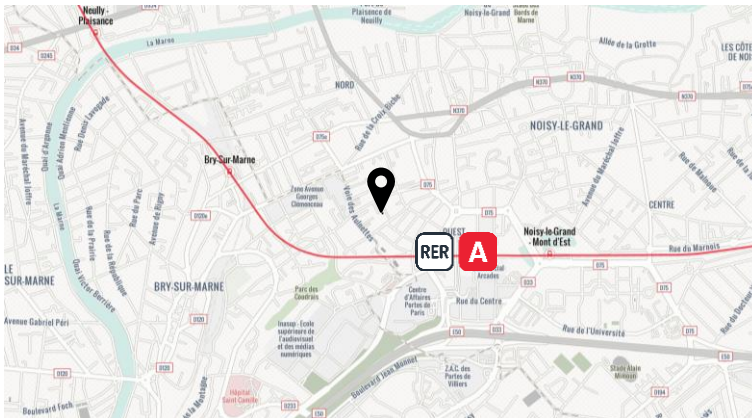


Noisy-le-Grand, located to the east of Paris benefits from excellent transport connections.



14 minute walk
to train station (RER A
and Grand Paris
Express)
34 minutes from Paris

New asset located in an important development zone benefiting from access to Paris and public amenities



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **04/04/2024**
- Total living floor area **3,027 sqm**
- Residential units **50**
- Parking units **50**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Wood**
- Domestic hot water **Wood**

RENTAL STATUS (30/11/2024)

Parking included

€604k

Potential rent
per year

€619k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

2%

Reversion
potential
% potential rent

€16.6

Potential rent
€/sqm/month

€17.0

ERV
€/sqm/month

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	37 sqm	37 sqm	1%	0	19,9 €	20,0 €
2 rooms	8	351 sqm	44 sqm	12%	0	17,7 €	18,0 €
3 rooms	32	1 905 sqm	60 sqm	63%	0	16,0 €	16,0 €
4 rooms	8	640 sqm	80 sqm	21%	0	14,1 €	15,0 €
5 rooms	1	94 sqm	94 sqm	3%	0	12,8 €	15,0 €
Single parking	50				0	53,6 €	60,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	100	3 027 sqm	61 sqm	100%	0		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

A

Unit by unit EPC

49 units **A**

1 unit **B**

C

D

E



Très performant



4 ter boulevard du Mont d'Est- **NOISY-LE-GRAND - 94**

LOCATION

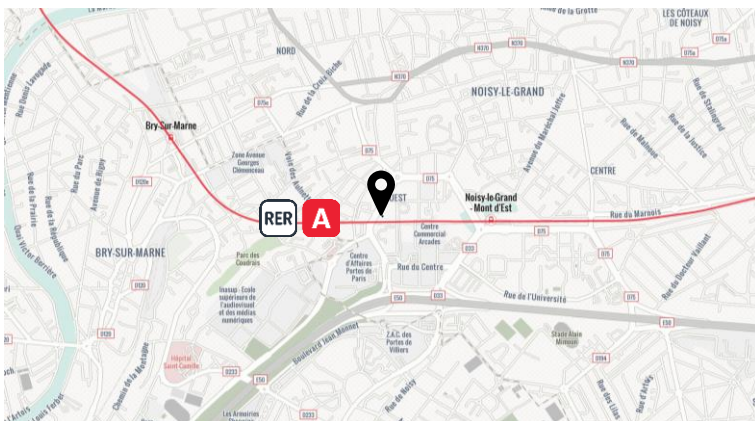


Noisy-le-Grand, located to the east of Paris benefits from excellent transport connections.



10 minute walk to train station (RER A and Grand Paris Express)
27 minutes from Paris

An asset located in a brand-new overall operation near the RER A station and benefiting from various amenities



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **29/09/2022**
- Total living floor area **1,391 sqm**
- Residential units **18**
- Parking units **17**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

18 units

A

B

C

D

E



RENTAL STATUS (30/11/2024)

Parking included

€249k

Potential rent
per year

€256k

ERV per year
Parking incl

6%

Vacancy rate
% housing units

3%

Reversion potential
% potential rent

€14.9

Potential rent
€/sqm/month

€15.3

ERV
€/sqm/month

22%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0	- €	- €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	11	741 sqm	67 sqm	53%	0	15,0 €	15,0 €
4 rooms	1	83 sqm	83 sqm	6%	0	15,2 €	15,0 €
5 rooms	6	567 sqm	95 sqm	41%	1	13,1 €	14,0 €
Single parking	17				1	54,6 €	60,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	35	1 391 sqm	77 sqm	100%	2		

555 rue Daniel Blervaque – CARRIÈRES-SOUS-POISSY - 78

LOCATION

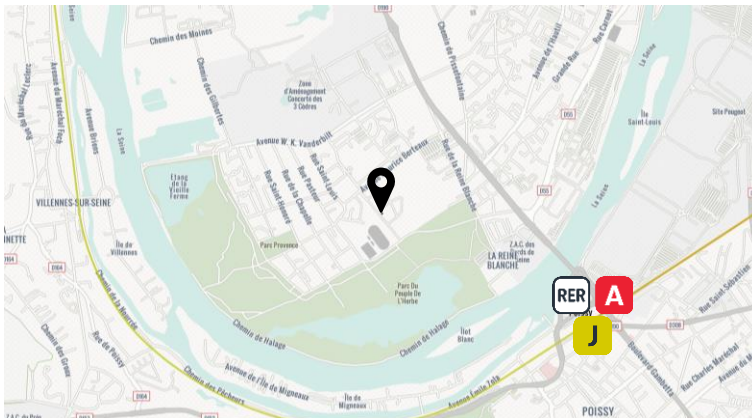


Carrières-sous-Poissy (78) is a town in the Yvelines department, west of Paris, near the Seine River. It benefits from many public amenities.



10 minute by bus
to train station RER A
(Poissy) + line J
30 minutes from Paris

Asset located in Carrières-sous-Poissy as part of a large-scale development project close to Poissy's business center



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **19/04/2023**
- Total living floor area **1,501 sqm**
- Residential units **20**
- Parking units **21**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Wood**
- Domestic hot water **Wood**

RENTAL STATUS (30/11/2024)

Parking included

€263k

Potential rent
per year

€252k

ERV per year
Parking incl

0%

0%

Vacancy rate
% housing units

€14.6

Potential rent
€/sqm/month

€14.0

ERV
€/sqm/month

0%
Reversion
potential
% potential rent

0%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0	- €	- €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	7	429 sqm	61 sqm	29%	0	13.5 €	14.0 €
4 rooms	10	797 sqm	80 sqm	53%	0	13.9 €	13.0 €
5 rooms	3	274 sqm	91 sqm	18%	0	13.9 €	13.0 €
Single parking	21				0	56.1 €	50.0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	41	1 501 sqm	75 sqm	100%	0		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

B

Unit by unit EPC

16 units

A

4 units

B

C

D

E



2 bis Grande Rue – VERNEUIL-SUR-SEINE - 78

LOCATION

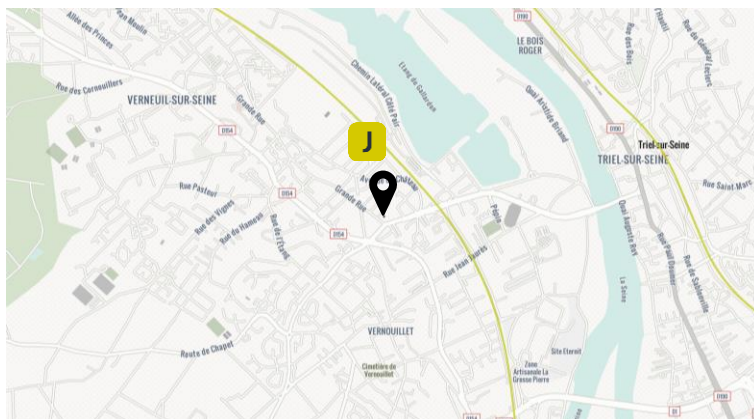


Verneuil-sur-Seine is a sought-after residential city located near the Seine river and well connected to Paris.



8 minute walk to train station (Line J)
30 minutes from Paris

A good quality asset located in a peaceful residential area close to the train station (Line J)



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **07/04/2023**
- Total living floor area **1,319 sqm**
- Residential units **22**
- Parking units **22 (including 12 double parking)**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€239k

Potential rent
per year

€251k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

5%

Reversion
potential
% potential rent

5%

Turnover rate
% units/year

€15.1

Potential rent
€/sqm/month

€15.8

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	8	347 sqm	43 sqm	26%	0	15,7 €	17,0 €
3 rooms	7	420 sqm	60 sqm	32%	0	13,6 €	15,0 €
4 rooms	7	552 sqm	79 sqm	42%	0	12,6 €	13,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	10				0	61,9 €	58,3 €
Double parking	12				0	93,1 €	77,8 €
Parking moto	0				0	- €	- €
Total	44	1 319 sqm	60 sqm	100%	0		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C

Unit by unit EPC

22 units

A
B
C
D
E



RT 2012

LOCATION

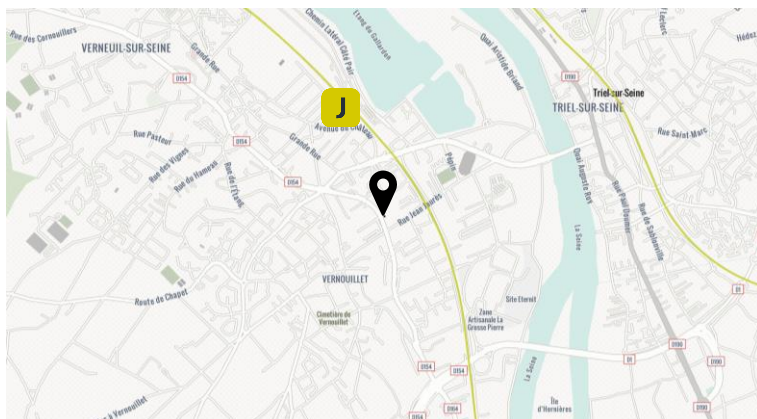


Vernouillet (78) is located in the loops of the Seine River about 40 km west of Paris. It benefits from a qualitative environment and is close to Poissy's business hub.



14 minute walk
to train station
29 minutes from Paris

A new asset located in a residential area undergoing a dynamic real estate development



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **30/01/2024**
- Total living floor area **2,065 sqm**
- Residential units **32**
- Parking units **32**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€368k

Potential rent
per year

€374k

ERV per year
Parking incl

6%

Vacancy rate
% housing units

2%

Reversion
potential
% potential rent

€14.9

Potential rent
€/sqm/month

€15.1

ERV
€/sqm/month

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	6	262 sqm	44 sqm	13%	0	16.1 €	16.0 €
3 rooms	15	933 sqm	62 sqm	45%	1	14.4 €	15.0 €
4 rooms	10	778 sqm	78 sqm	38%	1	12.9 €	13.0 €
5 rooms	1	93 sqm	93 sqm	5%	0	12.3 €	11.0 €
Single parking	32				2	59.9 €	58.3 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	64	2 065 sqm	65 sqm	100%	4		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C

Unit by unit EPC

32 units

A
B
C
D
E



LOCATION

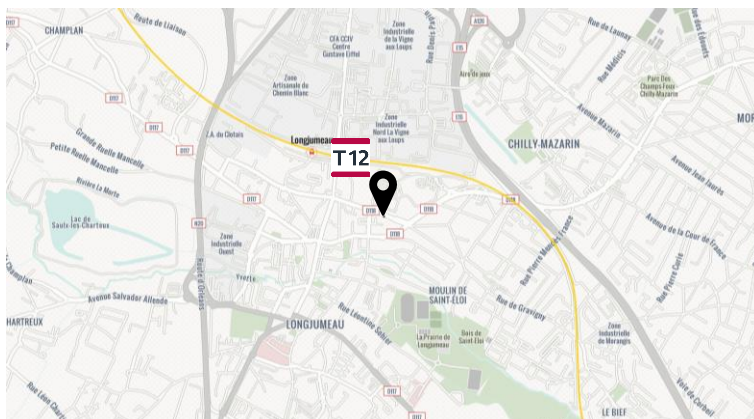


Situated south of Paris in the Essonne department, approximately 20 km from central Paris.



7-8 minute walk to RER C linking Paris Austerlitz in +/- 45 minutes

A newly-developed asset close to Massy Palaiseau and Orly business hubs, well connected to Paris via the RER C



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **07/10/2022**
- Total living floor area **1,755 sqm**
- Residential units **31**
- Parking units **31**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C



Unit by unit EPC

31 units

A
B
C
D
E

RENTAL STATUS (30/11/2024)

Parking included

€319k

Potential rent per year

€325k

ERV per year Parking incl

0%

Vacancy rate % housing units

2%

Reversion potential % potential rent

€15.2

Potential rent €/sqm/month

€15.4

ERV €/sqm/month

6%

Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	27 sqm	27 sqm	2%	0	18,6 €	19,0 €
2 rooms	5	220 sqm	44 sqm	13%	0	15,9 €	16,0 €
3 rooms	22	1 284 sqm	58 sqm	73%	0	13,8 €	14,0 €
4 rooms	3	224 sqm	75 sqm	13%	0	13,0 €	13,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	31				0	62,9 €	70,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	62	1 755 sqm	57 sqm	100%	0		

LOCATION

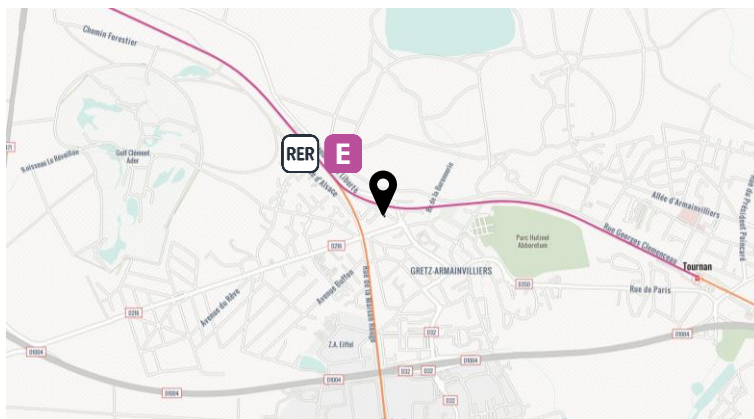


Gretz-Armainvilliers (77) is a residential city located 35 km south-east of Paris benefiting from an attractive residential environment and good public transport access.



9 minute walk to train station (RER E Gretz-Armainvilliers)
53 minutes from Paris

The asset represents the entirety of building B of the residence located in a qualitative environment near the train station



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **07/11/2023**
- Total living floor area **1,988 sqm**
- Residential units **36**
- Parking units **36**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission



Unit by unit EPC

36 units



RENTAL STATUS (30/11/2024)

Parking included

€351k

Potential rent per year

€367k

ERV per year Parking incl

8%

Vacancy rate % housing units

5%

Reversion potential % potential rent

€14.7

Potential rent €/sqm/month

€15.4

ERV €/sqm/month

N.S.

Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	11	499 sqm	45 sqm	25%	0	14,8 €	16,0 €
3 rooms	25	1 488 sqm	60 sqm	75%	3	13,6 €	14,0 €
4 rooms	0	0 sqm		0%	0		- €
5 rooms	0	0 sqm		0%	0		- €
Single parking	36				3	44,4 €	50,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	72	1 988 sqm	55 sqm	100%	6		

8 rue Hespérie – TORCY - 77

LOCATION

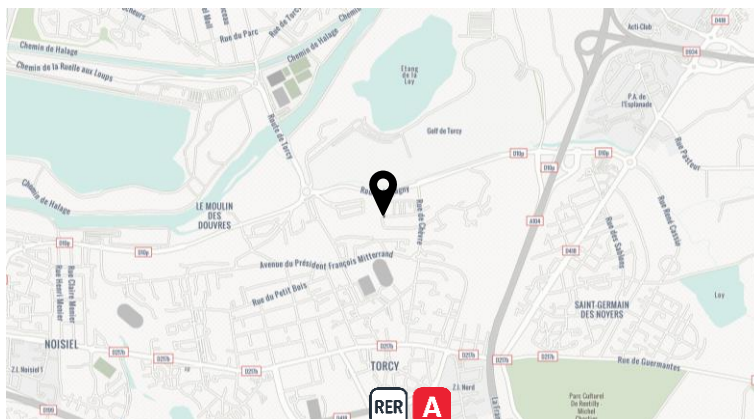


The asset is located in a residential area of Torcy (77) near the Marne river and close to the Marne la Vallée business hub.



18 minute by bus
to train station RER A
(Torcy station)
35 minutes from Paris

A new asset in a residential area of Torcy (77) benefiting from the proximity of Marne-la-Vallée



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **05/04/2024**
- Total living floor area **2,874 sqm**
- Residential units **46**
- Parking units **55**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Electricity**
- Domestic hot water **Electricity**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

A

Unit by unit EPC

45 units



RENTAL STATUS (30/11/2024)

Parking included

€523k

Potential rent
per year

€519k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

0%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€15.2

Potential rent
€/sqm/month

€15.1

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	14	630 sqm	45 sqm	22%	0	15,7 €	15,0 €
3 rooms	18	1 106 sqm	61 sqm	38%	0	14,2 €	14,0 €
4 rooms	13	1 036 sqm	80 sqm	36%	0	13,1 €	13,0 €
5 rooms	1	103 sqm	103 sqm	4%	0	12,0 €	12,0 €
Single parking	55				0	59,1 €	66,7 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	101	2 874 sqm	62 sqm	100%	0		

11 rue des Fusiliers – MEAUX - 77

LOCATION

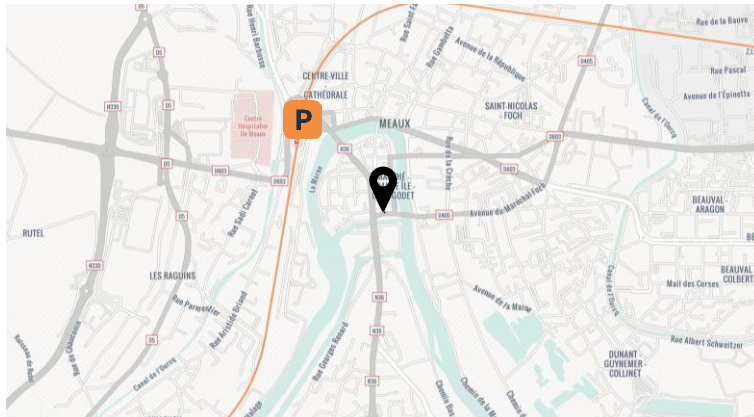


Meaux (77) is a residential area located 41 km southeast of Paris. The region is undergoing multiple developments, enhancing the attractiveness of its rental market.



**12 minute walk
to train station
40 minutes from Paris**

The fully owned asset is located in the heart of Meaux, a 12-minute walk from the train station and surrounded by a wide range of amenities



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **01/02/2024**
- Total living floor area **2,471 sqm**
- Residential units **45**
- Parking units **40**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Freehold**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C



Unit by unit EPC

45 units



RENTAL STATUS (30/11/2024)

Parking included

€462k

Potential rent
per year

€466k

ERV per year
Parking incl

2%

Vacancy rate
% housing units

1%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€15.6

Potential rent
€/sqm/month

€15.7

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	6	216 sqm	36 sqm	9%	0	16,9 €	17,0 €
2 rooms	16	743 sqm	46 sqm	30%	1	15,7 €	15,0 €
3 rooms	19	1 202 sqm	63 sqm	49%	0	14,1 €	15,0 €
4 rooms	4	310 sqm	78 sqm	13%	0	13,3 €	14,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	36				1	46,0 €	40,0 €
Double parking	4				0	103,5 €	53,3 €
Parking moto	0				0	- €	- €
Total	85	2 471 sqm	55 sqm	100%	2		

LOCATION

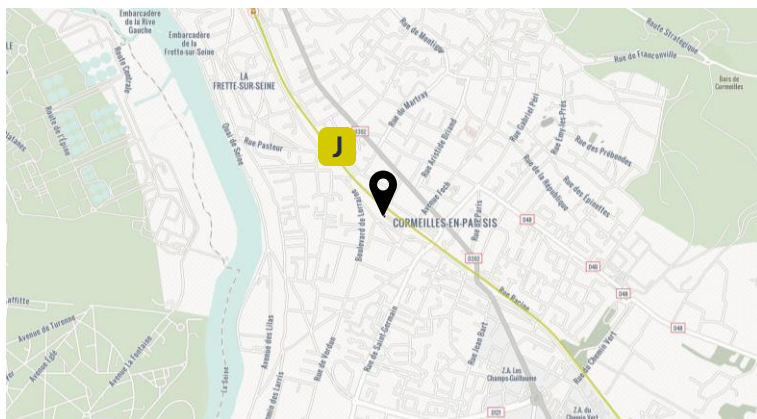


Cormeilles-en-Parisis (95), in the Val-d'Oise department, is a residential town north of Paris.



5 minute walk to train station (Cormeille-en-Parisis line J)
19 minutes from Paris

A new asset located in a residential area, a 5-minute walk from the train station, less than 20 minutes away from central Paris



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **11/09/2024**
- Total living floor area **3,139 sqm**
- Residential units **54**
- Parking units **59**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Macrolot**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€650k

Potential rent per year

€670k

ERV per year Parking incl

24%

Vacancy rate % housing units

3%

Reversion potential % potential rent

€17.2

Potential rent €/sqm/month

€17.8

ERV €/sqm/month

N.S.

Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	32 sqm	32 sqm	1%	1	21,0 €	21,0 €
2 rooms	24	1 039 sqm	43 sqm	33%	8	19,0 €	19,0 €
3 rooms	18	1 168 sqm	65 sqm	37%	4	15,6 €	17,0 €
4 rooms	11	901 sqm	82 sqm	29%	0	13,0 €	14,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	56				16	62,7 €	50,0 €
Double parking	3				0	95,0 €	66,7 €
Parking moto	0				0	- €	- €
Total	113	3 139 sqm	58 sqm	100%	29		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C

Unit by unit EPC

54 units

A

B

C

D

E





BNP PARIBAS
REAL ESTATE

French Riviera Region

41 Boulevard Guynemer – BEAUSOLEIL - 06

LOCATION

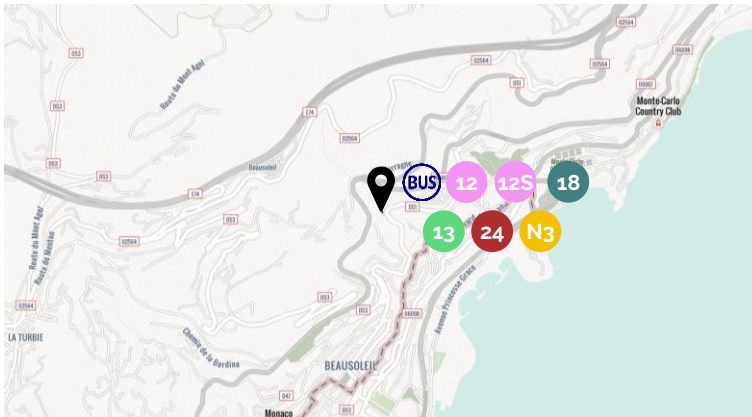


Beausoleil (06) is located 20km away from Nice and 1 km from Monaco in the French riviera.



1 minute walk
to bus station
6 minutes from City
center

The asset, to be delivered in September 2025, is situated in the heights of Monaco, in a highly sought-after location with sea views



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **30/09/2025**
- Total living floor area **4,068 sqm**
- Residential units **62**
- Parking units **82**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Electricity**
- Domestic hot water **Electricity**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

N.S

Asset CO2 emission

NS.

Unit by unit EPC



RENTAL STATUS (30/11/2024)

Parking included

€1,371k

€1,371k

Potential rent
per year

ERV per year
Parking incl

N.A.

100%

Vacancy rate
% housing units

€28.1

€28.1

Potential rent
€/sqm/month

ERV
€/sqm/month

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	31	1 494 sqm	48 sqm	37%	31	26,0 €	26,0 €
3 rooms	21	1 473 sqm	70 sqm	36%	21	24,0 €	24,0 €
4 rooms	6	592 sqm	99 sqm	15%	6	25,0 €	25,0 €
5 rooms	4	509 sqm	127 sqm	13%	4	27,0 €	27,0 €
Single parking	82				82	140,0 €	140,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	144	4 068 sqm	66 sqm	100%	144		

20 Chemin des Presses – CAGNES-SUR-MER - 06

LOCATION

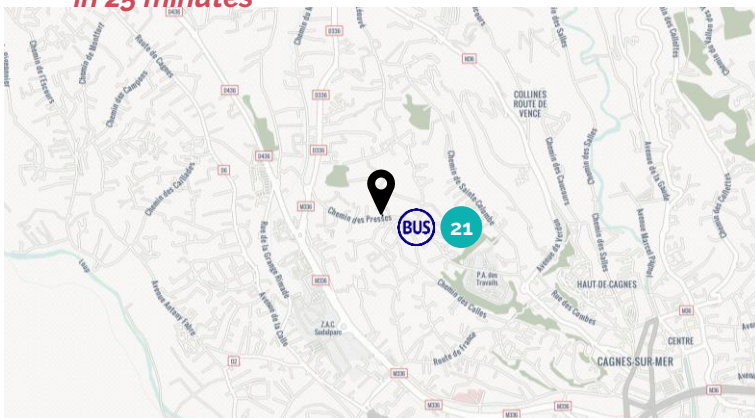


Cagnes-sur-Mer, both a touristic and residential area, is located in the French Riviera, 10km west of Nice.



1 minute walk
to bus station
13 minutes from city
center

This new asset is located in a residential area 2 km from the “polygone riviera” shopping center and close to road links, allowing access to Nice in 25 minutes



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **12/09/2024**
- Total living floor area **2,164 sqm**
- Residential units **37**
- Parking units **37 (including 5 double boxes and 3 double parkings)**

Organisation & ownership

- Organisation
- Ownership
- ASL/AFUL (Yes/No)

Collective housing
Co-ownership
No

Heating & domestic hot water

- Heating
- Domestic hot water

Electricity
Electricity

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

A

Unit by unit EPC

37 units



RENTAL STATUS (30/11/2024)

Parking included

€431k

Potential rent
per year

€425k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

0%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€16.6

Potential rent
€/sqm/month

€16.4

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	24 sqm	24 sqm	1%	0	19,5 €	21,0 €
2 rooms	12	512 sqm	43 sqm	24%	0	16,5 €	16,0 €
3 rooms	19	1 196 sqm	63 sqm	55%	0	15,2 €	15,0 €
4 rooms	4	333 sqm	83 sqm	15%	0	13,2 €	13,0 €
5 rooms	1	99 sqm	99 sqm	5%	0	12,9 €	13,0 €
Single parking	29				0	75,0 €	80,0 €
Double parking	8				0	128,8 €	106,7 €
Parking moto	0				0	- €	- €
Total	74	2 164 sqm	58 sqm	100%	0		

275 avenue des Plans – SAINT-LAURENT-DU-VAR - 06

LOCATION

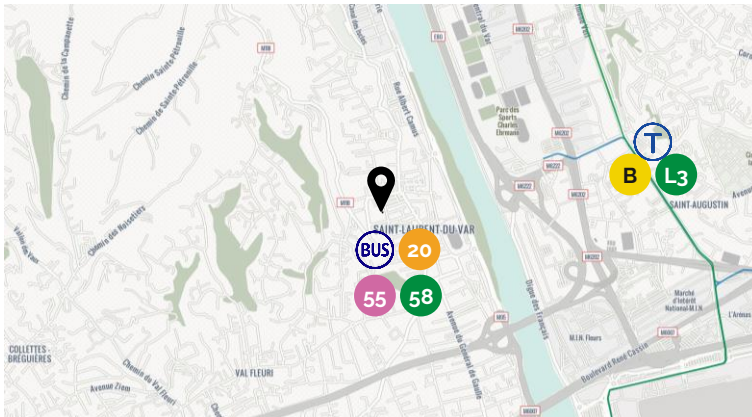


Saint-Laurent-du-Var (06) is located in the French Riviera (10 km from Nice). It is a coastal town in the Alpes-Maritimes department.



**2 minute walk
to bus station
Access to Nice in less
than 15 minutes by car**

**A new asset in a highly-demanded location,
close to the city center and the main
transportation hubs**



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **12/07/2024**
- Total living floor area **1,235 sqm**
- Residential units **24**
- Parking units **30 (including 18 double parkings)**

Organisation & ownership

- Organisation
- Ownership
- ASL/AFUL (Yes/No)

Collective housing
Co-ownership
No

Heating & domestic hot water

- Heating
- Domestic hot water

Electricity
Electricity

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

A

Unit by unit EPC

24 units



RENTAL STATUS (30/11/2024)

Parking included

€264k

Potential rent
per year

€280k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

6%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€17.8

Potential rent
€/sqm/month

€18.9

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	9	359 sqm	40 sqm	29%	0	17,3 €	17,0 €
3 rooms	15	876 sqm	58 sqm	71%	0	15,2 €	16,0 €
4 rooms	0	0 sqm		0%	0		- €
5 rooms	0	0 sqm		0%	0		- €
Single parking	12				0	70,0 €	90,0 €
Double parking	18				0	90,0 €	120,0 €
Parking moto	0				0	- €	- €
Total	54	1 235 sqm	51 sqm	100%	0		

16 avenue François Mitterrand – NICE - 06

LOCATION

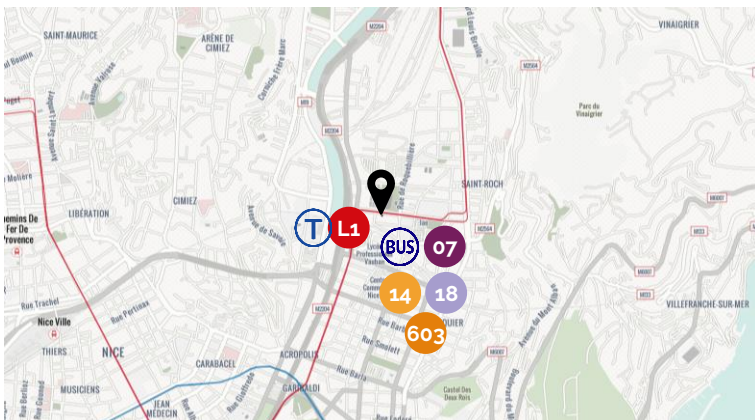


Located in Nice, in the Provence-Alpes- Côte d'Azur region. The asset is located in the South-East of France, 30 km from Italy, and 20 km away from Monaco.



Right by the tramway station
5 minutes from the city center

Asset located in the heart of the French Riviera, offering high returns and a full range of amenities



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **23/06/2021**
- Total living floor area **1,045 sqm**
- Residential units **20**
- Parking units **18**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **Yes**

Heating & domestic hot water

- Heating **Electricity**
- Domestic hot water **Electricity**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

A

Unit by unit EPC

11 units

A

9 units

B

C

D

E



RENTAL STATUS (30/11/2024)

Parking included

€219k

Potential rent
per year

€239k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

9%

Reversion potential
% potential rent

€17.5

Potential rent
€/sqm/month

€19.1

ERV
€/sqm/month

15%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	2	68 sqm	34 sqm	6%	0	18,6 €	18,0 €
2 rooms	5	193 sqm	39 sqm	18%	0	17,7 €	16,0 €
3 rooms	13	784 sqm	60 sqm	75%	0	15,4 €	18,0 €
4 rooms	0	0 sqm		0%	0		- €
5 rooms	0	0 sqm		0%	0		- €
Single parking	18				0	87,3 €	83,3 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	38	1 045 sqm	52 sqm	100%	0		

47 Traverse de la Seigneurie - MARSEILLE - 13

LOCATION

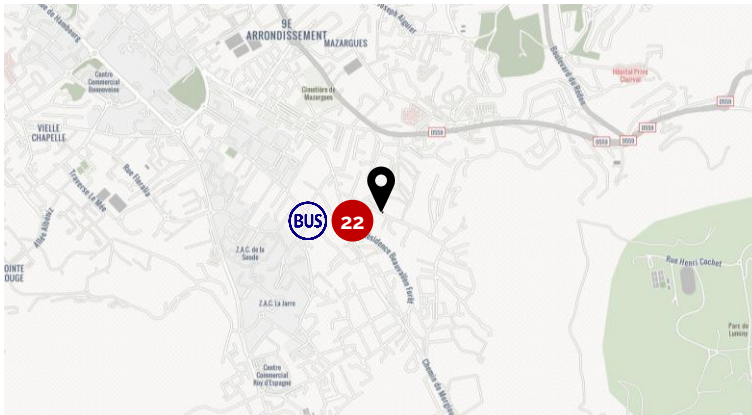


The asset is located in Marseille (9), in a quiet neighbourhood with a wide array of amenities.



1 minute walk
to bus station

A new asset located in Marseille in an urban and residential environment with lots of green spaces nearby



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **14/04/2023**
- Total living floor area **1,371 sqm**
- Residential units **23**
- Parking units **27 (22 boxes included)**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Electricity**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

A



RT 2012

Unit by unit EPC

21 units

A

2 units

B

C

D

E

RENTAL STATUS (30/11/2024)

Parking included

€237k

Potential rent
per year

€237k

ERV per year
Parking incl

0%

Reversion potential
% potential rent

4%

Vacancy rate
% housing units

€14.4

Potential rent
€/sqm/month

€14.4

ERV
€/sqm/month

23%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	35 sqm	35 sqm	3%	0	14,4 €	17,0 €
2 rooms	6	250 sqm	42 sqm	18%	0	14,2 €	15,0 €
3 rooms	12	768 sqm	64 sqm	56%	1	12,2 €	13,0 €
4 rooms	4	318 sqm	80 sqm	23%	0	11,8 €	12,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	27				1	95,6 €	60,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	50	1 371 sqm	60 sqm	100%	2		

60 rocade Simone Veil – PERTUIS - 84

LOCATION

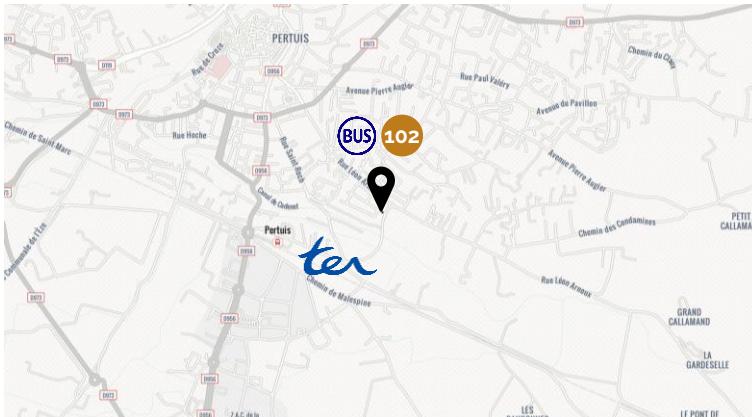


Pertuis, is a gateway to the Luberon region in Provence. (22 km north of Aix-en-provence).



900m train station – reaches Aix-en-Provence in 30 minutes

A sought-after and liquid asset of 8 individuals houses in a quiet and green environment



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **09/08/2022**
- Total living floor area **1,605 sqm**
- Residential units **18**
- Parking units **36**

Organisation & ownership

- Organisation **Houses**
- Ownership **Freehold**
- ASL/AFUL (Yes/No) **Yes**

Heating & domestic hot water

- Heating **Electricity**
- Domestic hot water **Electricity**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

A



Unit by unit EPC

18 units



RENTAL STATUS (30/11/2024)

Parking included

€231k

Potential rent per year

€250k

ERV per year Parking incl

8%

Reversion potential % potential rent

€12.0

Potential rent €/sqm/month

€13.0

ERV €/sqm/month

0%

Vacancy rate % housing units

28%

Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	0	0 sqm		0%	0		- €
3 rooms	0	0 sqm		0%	0		- €
4 rooms	18	1 605 sqm	89 sqm	100%	0	12,0 €	13,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	36				0	- €	- €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	54	1 605 sqm	89 sqm	100%	0		

LOCATION

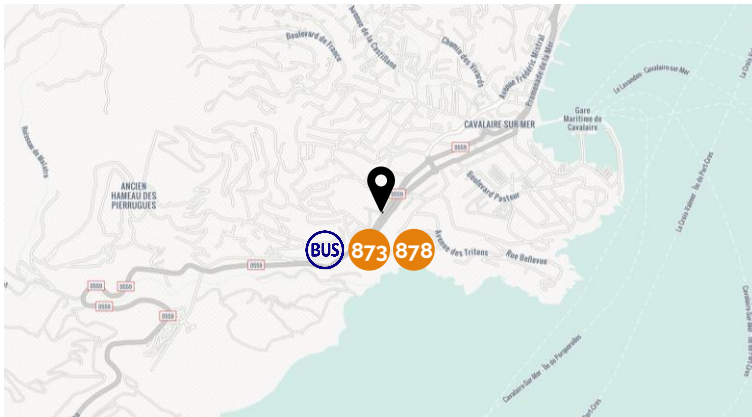


The asset is located in Cavalaire-sur-Mer, a seaside town of the French Riviera (83).



3 minute walk
to bus station
5 minutes from city
center

A newly developed, freehold asset located 5 minutes away from Cavalaire-sur-Mer, a coastal town in the French Riviera



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **17/09/2024**
- Total living floor area **933 sqm**
- Residential units **21**
- Parking units **29 (including 13 double parking)**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Freehold**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

B



Unit by unit EPC

1 unit	A
20 units	B
	C
	D
	E

RENTAL STATUS (30/11/2024)

Parking included

€207k

Potential rent
per year

€221k

ERV per year
Parking incl

48%

Vacancy rate
% housing units

7%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€18.5

Potential rent
€/sqm/month

€19.8

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	3	100 sqm	33 sqm	11%	0	16,4 €	18,0 €
2 rooms	15	619 sqm	41 sqm	66%	9	16,0 €	17,0 €
3 rooms	2	133 sqm	67 sqm	14%	0	14,2 €	15,0 €
4 rooms	1	81 sqm	81 sqm	9%	1	14,0 €	14,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	16				6	73,4 €	90,0 €
Double parking	13				8	114,2 €	120,0 €
Parking moto	0				0	- €	- €
Total	50	933 sqm	44 sqm	100%	24		



BNP PARIBAS
REAL ESTATE

Major Cities

16 rue de Queuleu – METZ - 57

LOCATION

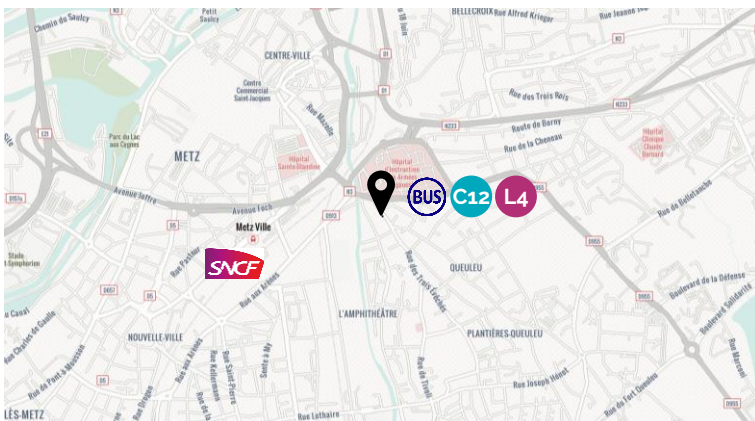


Metz (57) is located in the north east of France, 55 km away from Luxembourg. The asset is located in a residential area close to public transportation and a wide range of amenities.



6 minute walk
to tramway station
15 minutes from city
center

Fully renovated building, primarily consisting of studios and one-bedroom apartments (2 rooms), in line with rental demand



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **31/05/2024**
- Total living floor area **3,340 sqm**
- Residential units **74**
- Parking units **111 (including 17 double parkings)**

Organisation & ownership

- Organisation
- Ownership
- ASL/AFUL (Yes/No)

Collective housing
Freehold
No

Heating & domestic hot water

- Heating
- Domestic hot water

Heat network
Heat network

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

A

Unit by unit EPC

9 units

A

65 units

B

C

D

E



Très performant



RT 2012

RENTAL STATUS (30/11/2024)

Parking included

€545k

Potential rent
per year

€554k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

2%

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

€13.6

Potential rent
€/sqm/month

€13.8

ERV
€/sqm/month

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	21	713 sqm	34 sqm	21%	0	12,7 €	12,0 €
2 rooms	52	2 568 sqm	49 sqm	77%	0	11,2 €	11,0 €
3 rooms	1	58 sqm	58 sqm	2%	0	11,0 €	11,0 €
4 rooms	0	0 sqm		0%	0		- €
5 rooms	0	0 sqm		0%	0		- €
Single parking	94				22	56,4 €	75,0 €
Double parking	17				14	92,4 €	100,0 €
Parking moto	0				0	- €	- €
Total	185	3 340 sqm	45 sqm	100%	36		

4 bis avenue de la Faisanderie – COMPIÈGNE - 60

LOCATION

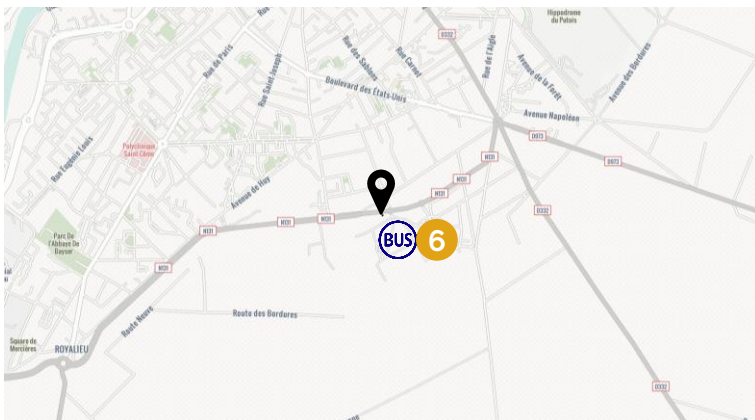


The asset is located in Compiègne (60) in a development zone benefiting from a green environment and various public amenities.



45 minutes from Gare du Nord in Paris
23 minutes from City Center

A newly developed asset in a growing residential area, less than 25 minutes away from central Paris



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **14/11/2022**
- Total living floor area **1,072 sqm**
- Residential units **18**
- Parking units **30**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission



Unit by unit EPC

18 units



RENTAL STATUS (30/11/2024)

Parking included

€157k

Potential rent
per year

€160k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

2%

Reversion
potential
% potential rent

€12.2

Potential rent
€/sqm/month

€12.5

ERV
€/sqm/month

22%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	6	278 sqm	46 sqm	26%	0	12.1 €	13.0 €
3 rooms	9	558 sqm	62 sqm	52%	0	10.9 €	11.0 €
4 rooms	3	236 sqm	79 sqm	22%	0	10.5 €	10.0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	30				0	38.1 €	41.7 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	48	1 072 sqm	60 sqm	100%	0		



BNP PARIBAS
REAL ESTATE

Lille Region

194 Quai Sadi Carnot - SAINT-ANDRÉ-LEZ-LILLE - 59

LOCATION

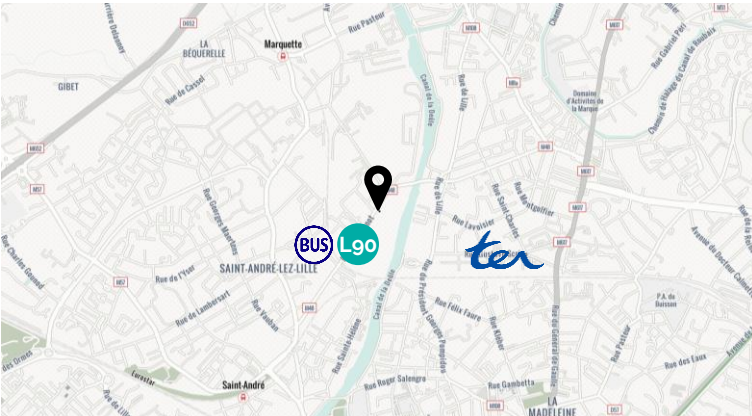


Saint-André-lez-Lille is a well-renowned residential municipality located in the North of Lille.



15 minutes from Lille city center

A newly developed asset, located near the train station, benefiting from a peaceful living environment yet only a 15-minute drive from Lille City Centre



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **23/01/2023**
- Total living floor area **1,633 sqm**
- Residential units **21**
- Parking units **32**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C



Très performant



Unit by unit EPC

21 units



RENTAL STATUS (30/11/2024)

Parking included

€231k

Potential rent
per year

€226k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

€11.8

Potential rent
€/sqm/month

€11.6

ERV
€/sqm/month

0%
Reversion
potential
% potential rent

19%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0	- €	- €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	10	661 sqm	66 sqm	40%	0	11.8 €	11.4 €
4 rooms	10	871 sqm	87 sqm	53%	0	10.9 €	10.1 €
5 rooms	1	101 sqm	101 sqm	6%	0	10.6 €	9.3 €
Single parking	32				0	27.5 €	50.0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	53	1 633 sqm	78 sqm	100%	0		

2 rue Simone Viel – LILLE - 59

LOCATION

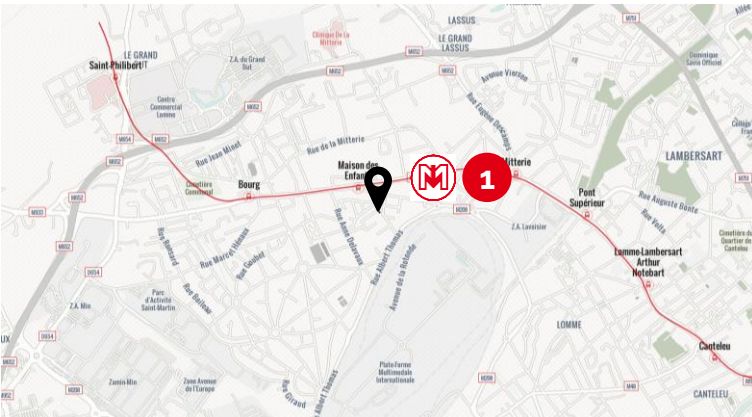


Lille, located in the North of France, is one of the most important French metropolitan areas.



5 minute walk
to metro station

A new asset well connected to the transport networks, responding to strong rental demand in one of the most attractive city of France



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **08/12/2022**
- Total living floor area **2,527 sqm**
- Residential units **31**
- Parking units **31**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission



Unit by unit EPC

2 units

29 units



RENTAL STATUS (30/11/2024)

Parking included

€348k

Potential rent
per year

€338k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

€11.5

Potential rent
€/sqm/month

€11.1

ERV
€/sqm/month

0%
Reversion
potential
% potential rent

19%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0	- €	- €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	10	680 sqm	68 sqm	27%	0	11,2 €	11,0 €
4 rooms	20	1 741 sqm	87 sqm	69%	0	10,7 €	10,0 €
5 rooms	1	105 sqm	105 sqm	4%	0	11,0 €	9,0 €
Single parking	31				1	52,7 €	75,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	62	2 527 sqm	82 sqm	100%	1		

16 rue des Métissages – TOURCOING - 59

LOCATION

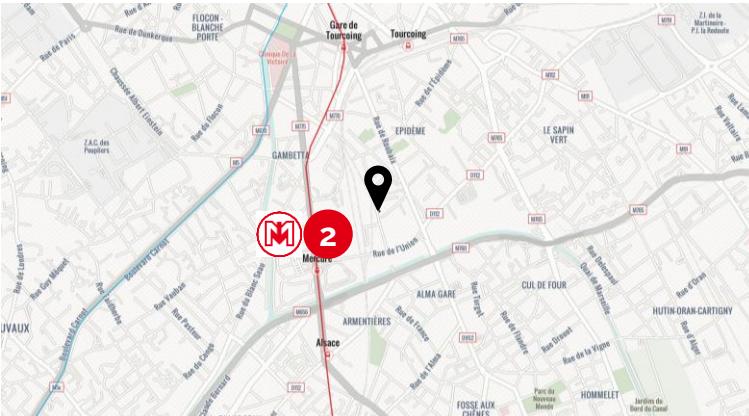


Tourcoing (59) is part of the Lille metropolitan area in northern France. The city is undergoing a major transformation.



9 minute walk
to metro station
16 minutes from city
center

A new asset in close proximity to the metro station as well as multiple amenities, parks and a school



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **21/11/2023**
- Total living floor area **3,760 sqm**
- Residential units **67**
- Parking units **67**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

A

Asset CO2 emission

C



Unit by unit EPC

18 units

A

49 units

B

C

D

E

RENTAL STATUS (30/11/2024)

Parking included

€504k

Potential rent
per year

€535k

ERV per year
Parking incl

6%

Reversion
potential
% potential rent

1%

Vacancy rate
% housing units

€11.2

Potential rent
€/sqm/month

€11.9

ERV
€/sqm/month

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	0	0 sqm		0%	0		- €
2 rooms	27	1 122 sqm	42 sqm	30%	0	12,5 €	12,0 €
3 rooms	36	2 296 sqm	64 sqm	61%	1	9,9 €	10,0 €
4 rooms	4	342 sqm	86 sqm	9%	0	9,0 €	10,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	67				2	33,2 €	50,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	134	3 760 sqm	56 sqm	100%	3		



BNP PARIBAS
REAL ESTATE

Swiss Border

LOCATION

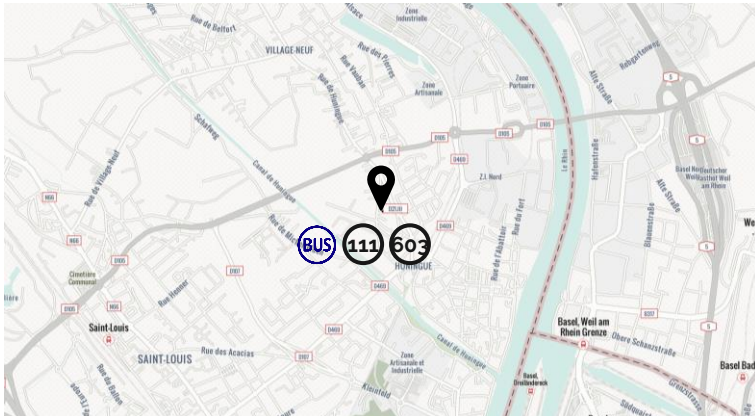


Huningue is a border town in the Haut-Rhin department. Almost 70% of the residents of Huningue are employed in Switzerland due to its proximity.



The asset is located in a 10 minute walk from the city center

A small collective building located in a very tense rental market, a 10-minute walk from the city centre



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **05/07/2022**
- Total living floor area **964 sqm**
- Residential units **18**
- Parking units **18**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption



Asset CO2 emission



Unit by unit EPC

18 units



RENTAL STATUS (30/11/2024)

Parking included

€139k

Potential rent
per year

€159k

ERV per year
Parking incl

14%

Reversion
potential
% potential rent

0%

Vacancy rate
% housing units

€12.1

Potential rent
€/sqm/month

€13.8

ERV
€/sqm/month

22%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	2	62 sqm	31 sqm	6%	0	12.2 €	14.0 €
2 rooms	8	365 sqm	46 sqm	38%	0	12.1 €	13.0 €
3 rooms	7	452 sqm	65 sqm	47%	0	10.4 €	13.0 €
4 rooms	1	85 sqm	85 sqm	9%	0	9.6 €	12.0 €
5 rooms	0	0 sqm		0%	0	- €	- €
Single parking	18				0	53.1 €	41.7 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	36	964 sqm	54 sqm	100%	0		

302 B rue Voltaire – DIVONNE-LES-BAINS - 01

LOCATION

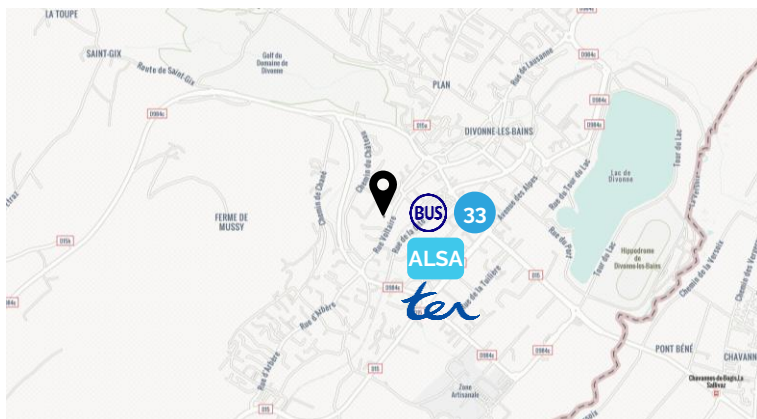


Divonne-les-Bains is located near the Swiss border, just 20 km away from Geneva.



6 minute walk to train station
35 minutes from Geneva

An asset located in a high-end, highly sought-after municipality near Geneva



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **18/05/2022**
- Total living floor area **2,996 sqm**
- Residential units **47**
- Parking units **47**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

RENTAL STATUS (30/11/2024)

Parking included

€829k

Potential rent per year

€863k

ERV per year Parking incl

0%

Vacancy rate % housing units

4%

Reversion potential % potential rent

€23.1

Potential rent €/sqm/month

€24.0

ERV €/sqm/month

24%

Turnover rate % units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	4	133 sqm	33 sqm	4%	0	24,3 €	26,0 €
2 rooms	12	510 sqm	42 sqm	17%	0	23,1 €	24,0 €
3 rooms	19	1 227 sqm	65 sqm	41%	0	21,6 €	23,0 €
4 rooms	7	581 sqm	83 sqm	19%	0	21,4 €	22,0 €
5 rooms	5	545 sqm	109 sqm	18%	0	21,3 €	21,0 €
Single parking	45				0	72,6 €	80,0 €
Double parking	2				0	123,3 €	106,7 €
Parking moto	0				0	- €	- €
Total	94	2 996 sqm	64 sqm	100%	0		

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C

Unit by unit EPC

4 units

A

40 units

B

3 units

C

D

E



Performant



68g rue Voltaire - DIVONNE-LES-BAINS - 01

LOCATION

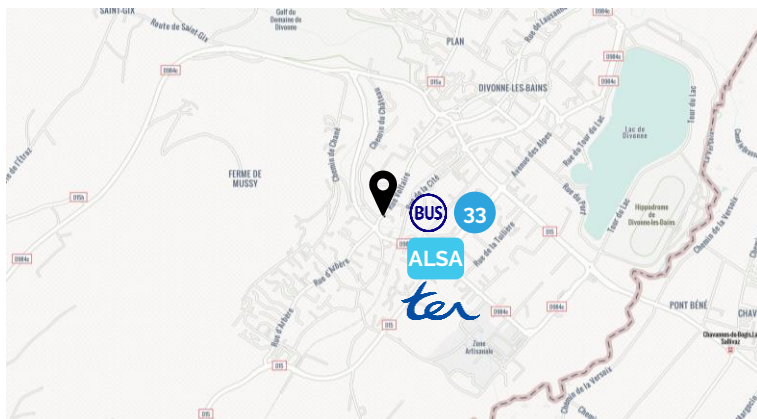


Divonne-les-Bains is located near the Swiss border, just 20 km away from Geneva.



7 minute walk
to train station
35 minutes from
Geneva

An asset located in a high-end, highly sought-after municipality near Geneva



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **31/05/2025**
- Total living floor area **1,177 sqm**
- Residential units **16**
- Parking units **16**

Organisation & ownership

- Organisation **Collective housing**
- Ownership **Co-ownership**
- ASL/AFUL (Yes/No) **No**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Gas**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

N.S

Asset CO2 emission

NS.

Unit by unit EPC



RENTAL STATUS (30/11/2024)

Parking included

€322k

Potential rent
per year

€322k

ERV per year
Parking incl

100%

Vacancy rate
% housing units

N.A.

€22.8

Potential rent
€/sqm/month

€22.8

ERV
€/sqm/month

Reversion
potential
% potential rent

N.S.

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area (sqm)	Average (sqm)	in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
1 room	1	32 sqm	32 sqm	3%	1	25,0 €	25,0 €
2 rooms	1	45 sqm	45 sqm	4%	1	23,0 €	23,0 €
3 rooms	9	629 sqm	70 sqm	53%	9	22,0 €	22,0 €
4 rooms	5	470 sqm	94 sqm	40%	5	21,0 €	21,0 €
5 rooms	0	0 sqm		0%	0		- €
Single parking	16				16	80,0 €	80,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	32	1 177 sqm	74 sqm	100%	32		

106 rue des Mouchets – THOIRY - 01

LOCATION

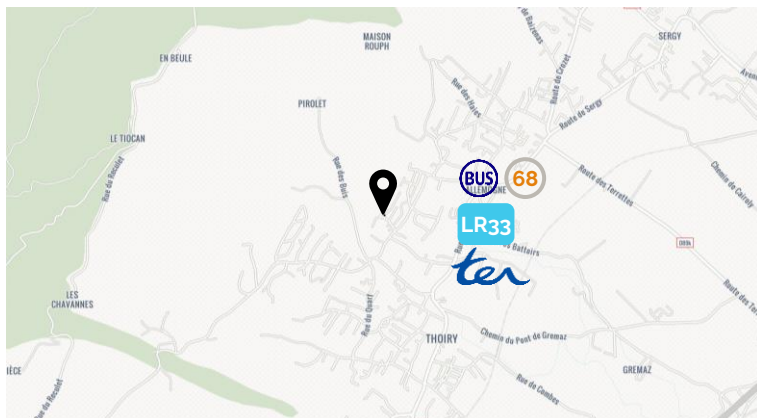


Located in the Ain
department, approximately
15km away from Geneva



12 minute walk
to train station (Sergy
station, located 3 km
from the site)

8 individual housing units located in a well-
reputed residential area close to Val Thoiry
shopping center



OVERVIEW & KEY FACTS

Main characteristics

- Delivery date **17/09/2019**
- Total living floor area **926 sqm**
- Residential units **8**
- Parking units **8**

Organisation & ownership

- Organisation **Houses**
- Ownership **Freehold**
- ASL/AFUL (Yes/No) **Yes**

Heating & domestic hot water

- Heating **Gas**
- Domestic hot water **Electricity**

EPC & CERTIFICATIONS

EPC (Energy Performance Certificate)

Asset consumption

B

Asset CO2 emission

C



Unit by unit EPC

8 units

A
B
C
D
E

RENTAL STATUS (30/11/2024)

Parking included

€192k

Potential rent
per year

€197k

ERV per year
Parking incl

0%

Vacancy rate
% housing units

3%

Reversion
potential
% potential rent

€17.3

Potential rent
€/sqm/month

€17.8

ERV
€/sqm/month

0%

Turnover rate
% units/year

BREAKDOWN BY UNIT TYPE (30/11/2024)

Parking excluded

Type	Units	Living area		in % #area	# vacant units	Potential rent €/sqm	ERV rent €/sqm
		(sqm)	Average (sqm)				
1 room	0	0 sqm		0%	0	- €	- €
2 rooms	0	0 sqm		0%	0	- €	- €
3 rooms	0	0 sqm		0%	0	- €	- €
4 rooms	8	926 sqm	116 sqm	100%	0	16,4 €	17,0 €
5 rooms	0	0 sqm		0%	0	- €	- €
Single parking	8				0	96,4 €	90,0 €
Double parking	0				0	- €	- €
Parking moto	0				0	- €	- €
Total	16	926 sqm	116 sqm	100%	0		

NEXUS



BNP PARIBAS
REAL ESTATE