

PERIAL finalises the acquisition of a hotel portfolio in the Greater Paris Region from Axe Immobilier for its SCPI PFO

Paris, 8th December 2020

PERIAL Asset Management has bought a portfolio of two hotel properties located in Meudon and Saint-Denis and managed by the operator B&B Hotels from Axe Immobilier, on behalf of its SCPI PFO, for a total amount of more than €22 M.

The portfolio comprises two hotels, both of which have 12-year from leases:

- **B&B Hôtel Saint-Denis Porte de Paris**
 - o 134 rooms
 - o 61 parking spaces
 - o Nearby transport: Tram 1, metro 13, RER D, A1 motorway

- **B&B Hôtel Paris Meudon Vélizy**
 - o 135 rooms
 - o 53 parking spaces
 - o Nearby transport: Tram T6, RER C Meudon Val-Fleury, A86 and N118 motorways

These hotels, each of which is part of a mixed-use project (hotel/residential), were developed and built by Axe Immobilier under a pre-letting agreement contract between the developer and the B&B Hotels group.

Acquired by the investment fund Goldman Sachs in 2019, B&B Hotels is a leading and fast-growing independent hotel chain in the budget & economy sector. It is known for its "Econochic" and "smart sleep" concepts, a combination of comfort, design and high-quality services at an attractive price.

Today, they have more than 500 hotels and over 40,000 rooms in 12 countries, mainly in Europe.

The hotels in Saint-Denis and Meudon both benefit from immediate access to public transport (RER, tram and metro), providing quick access to the centre of Paris as well as to various dynamic local business areas (Vélizy-Villacoublay INOVEL PARC business park for Meudon and the Cité du Cinéma, as well as the Paris-Le Bourget exhibition centre for Saint-Denis).

" This acquisition fits perfectly with the diversification strategy of the SCPI PFO through alternative assets with excellent guarantees offered by the tenant's lease. We have focused on the most resilient economic sector in the current context, oriented more towards a domestic clientele," explains Stéphane Collange, investment director of Perial Asset Management.

PERIAL AM was assisted by Oudot and Catella AM, Axe Immobilier by Aguesseau Notaries

The transaction was carried out through Cushman & Wakefield Hospitality.

Past investments are not indicative of future investments.

Source: PERIAL Asset Management

About PERIAL Asset Management

PERIAL Asset Management, (approved as a portfolio management company by the French Financial Markets Authority (AMF) under n° GP 07000034 dated 16th July 2007, and on 22nd July 2014 under the 2011/61/EU directive issued by the AMF) which manages €4.5 billion as of 30/09/2020, distributes SCPI and OPCI products through asset managers, private banks, insurance companies, national networks and institutional investors. PERIAL Asset Management has more than 520 properties in its portfolio for the funds under management, more than 1,500 tenant companies and 47,000 partners, SCPI and OPCI shareholders.

Information: This document is provided for information purposes only and is intended for journalists ~~and press and~~ media professionals. The information is provided for the sole purpose of providing journalists and media professionals with an overview, regardless of the use they make of it, which is exclusively editorial in nature and for which PERIAL AM accepts no responsibility. This document does not constitute an advertisement or an offer to buy or sell. It does not engage the responsibility of PERIAL AM. Past performance is not constant over time and is therefore not a reliable indicator of future performance.

Find us on social networks:

And at: <https://www.perial.com/>



ABOUT AXE IMMOBILIER :

Axe Immobilier, an independent developer, participates in the urban development of large cities and has a strong track record in office, residential and mixed-use projects (offices, housing, serviced accommodation, hotels), both in new construction and in extensive refurbishments.

The company combines the professions of developer, delegated project manager, project manager and economist.

This structure allows Axe Immobilier to control the entire value chain and to offer tailor-made services to its clients and partners.

PERIAL ASSET MANAGEMENT CONTACT	AXE IMMOBILIER CONTACT
<p>Agence Fargo– Alexandra Tevoedjre - atevoedjre@fargo.agency - 06 46 60 52 47</p> <p>PERIAL – Justine Chateaux - justine.chateaux@perial.com - 01 56 43 11 46</p>	<p>Aminata Drame AXE IMMOBILIER 5bis, rue Marguerite de Rochechouart 75009 PARIS +33 1 53 32 83 20 a.drame@developpement-axe.immo</p>