

FRANCE REAL ESTATE INVESTMENT CRITERIA

OFFICES

Lot Size	€ 2 – 200 million+ (portfolios up to € 500 million+)
Location	Established, central locations in the “Top-15”
Risk Profile	Core, Core+ and Value-Add
Specifics	Single/multi-let Occupied or vacant Full ownership

LIGHT INDUSTRIAL & LOGISTICS

Lot Size	€ 2 – 50 million+ (portfolios up to € 200 million+)
Asset Type	Warehouses, cross-dock facilities, last-mile properties, light industrial and business parks
Location	Established locations close to a motorway
Risk Profile	Core, Core+ and Value-Add
Year of construction	Ideally not older than 1980s
Specifics	Single/multi-let Occupied or vacant Full ownership

LIFE SCIENCE

Lot Size	€ 5 – 100 million+ (portfolios up to € 200 million+)
Location	Established, central locations in the “Top-5”
Risk Profile	Core, Core+ and Value-Add

The above criteria are guidelines. Each property will be individually assessed.

EDMOND DE ROTHSCHILD, BOLD BUILDERS OF THE FUTURE.



EDMOND
DE ROTHSCHILD

Edmond de Rothschild REIM (EDR REIM) is a vertically integrated European real estate business, which provides in-house services covering portfolio management, financial management, asset management, property management and development management.

Edmond de Rothschild REIM manages € 14.1 billion of commercial and residential real estate on behalf of institutional clients, private clients and property companies and is a pan-European platform with local presence and knowledge.

EDR REIM is a conviction-driven investment house with a focus on sectorial and thematic convictions. Thereby ESG and sustainability is embedded within all our strategies.

KEY CONTACTS

Alexis MIGNONAC

Head of Investment
a.mignonac@reim-edr.fr
+33 (0)6 26 51 59 70

Victor GUINCHARD

Investment Manager
v.guinchard@reim-edr.fr
+33 (0)6 62 44 50 06

Margaux AZENCOT

Investment Analyst
m.azencot@reim-edr.fr
+33 (0)6 76 64 71 47

OFFICES / ALTERNATIVE ASSETS

REFERENCE ACQUISITIONS

CORE - OFFICES



CANONNIERS - LILLE

2021

5,000 sqm

Built in 1998, the asset has been renovated in 2014/2020 and is fully let to 11 tenants.

CORE - OFFICES



VELASQUEZ - PARIS

2022

1,700 sqm

Renovated in 2017/2018, the asset comprises seven levels with two balconies and a terrace and is fully let to a notary's office.

VALUE-ADD - LIFE SCIENCE



PERELIS

2021

7,000 sqm

Perelis is a speculative development project (VEFA). It will be delivered in 2024 and will include office and laboratory space.

LIGHT INDUSTRIAL / LOGISTICS

REFERENCE ACQUISITIONS

CORE-PLUS - LOGISTIC



HEM - LILLE

2022

42,000 sqm

The asset is a modern logistics warehouse comprising 7 cells fully let to 3 renowned and qualified tenants.

CORE-PLUS - LIGHT INDUSTRIAL



GRIGNY - LYON

2023

7,000 sqm

A new “last-mile” asset delivered in November 2021 held in full ownership and let to one captive tenant.

VALUE-ADD - LIGHT INDUSTRIAL



GRIGNY - PARIS

2022

7,600 sqm

The asset is a speculative development project (VEFA) comprising three assets. First asset was delivered in April 2023 and is let to multiple tenants. Other two assets to be delivered by the end of 2023.