

# FRANCE REAL ESTATE INVESTMENT CRITERIA 2025

## OFFICES

Lot size	€ 10 – 500 million+ (Single or portfolio)
Location	Established, central locations in the “Top-15”
Risk profile	Core+ and Value-add
Specifics	Single/multi-let, Occupied or vacant, Full ownership

## LIGHT INDUSTRIAL & INDUSTRIAL & LOGISTICS & DATA CENTER

Lot size	€ 2 – 500 million+ (Single or portfolio)
Asset Type	Warehouses, cross-dock facilities, last-mile properties, light industrial, business parks and Data Center
Location	Established locations close to a motorway
Risk profile	Core, Core+ and Value-add
Specifics	Single/multi-let, Occupied or vacant, Full ownership

## RETAIL PARK & DIY

Lot size	€ 2 – 500 million+ (Single or portfolio)
Risk profile	Core, Core+ and Value-add
Tenants	National brands



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.

EDR REIM manages € 13bn 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 local 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

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# LOGISTICS

## REFERENCE ACQUISITIONS

### VALUE-ADD - LOGISTICS



#### FRANCE - PARIS 2024

*27,000 sqm lfa*

Speculative development of last mile logistics asset located in the 1<sup>st</sup> ring of Paris.

Vaires sur Marne, France

### VALUE-ADD - LOGISTICS



#### FRANCE - LYON 2024

*35,000 sqm lfa*

Speculative development of last mile logistics asset located in the 1<sup>st</sup> ring of Lyon.

Mionnay, France

### VALUE-ADD - LOGISTICS



#### FRANCE - LILLE 2025

*140,000 sqm lfa*

Speculative development of a logistics asset located in the 1<sup>st</sup> ring of Lille.

Delta 3, France

# LIGHT INDUSTRIAL / LOGISTICS

## REFERENCE ACQUISITIONS

### CORE-PLUS - LOGISTIC



**FRANCE - LILLE**  
**2022**

*42,000 sqm Ifa*

A modern logistics warehouse comprising 7 cells fully let to 3 renowned, qualified tenants.

Hem, France

### CORE-PLUS - LIGHT INDUSTRIAL



**FRANCE - LYON**  
**2023**

*7,000 sqm Ifa*

A new "last-mile" asset delivered in Nov 2021 held in full ownership to one captive tenant.

Grigny, France

### VALUE-ADD - LIGHT INDUSTRIAL



**FRANCE - PARIS**  
**2022**

*7,600 sqm Ifa*

Speculative development (VEFA) with three assets.

Grigny, France

# OFFICES / ALTERNATIVE ASSETS

## REFERENCE ACQUISITIONS

### CORE - OFFICES



**FRANCE - LILLE**  
**2021**

*5,000 sqm lfa*

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

Lille, France

### CORE-OFFICES



**FRANCE - PARIS**  
**2022**

*1,700 sqm lfa*

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

Paris, France

### VALUE-ADD - LIFE SCIENCE



**FRANCE - PARIS**  
**2021**

*7,000 sqm lfa*

New development of high-end multi-let industrial units nearby Schiphol Airport

Villejuif, France