

DekaBank and Bpifrance arrange the acquisition financing for Tour La Marseillaise

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DekaBank, as Agent and Arranger, and Bpifrance are providing a green financing - according to the LMA's Green Loan Principles - to the retail funds SCPI PFO, PFO2 and SCI PERIAL Euro Carbone, managed by Perial Asset Management. The loan is structured with a 5-year term and a bullet profile.

The building Tour La Marseillaise consists of a 135m-height skyscraper located in Marseille delivered in 2018, designed by architect Jean Nouvel and was awarded with the Pritzker Prize. The building has 33 levels, with 34,318 sqm of office and 673 sqm of retail space offering numerous services like a company restaurant, day care center, concierge service and business center. The building is fully leased to 15 tenants from the public sector such as the Metropole Aix-Marseille, City of Marseille and private sector like Orange, Haribo, Caisse d'Epargne Alpes Côte-d'Azur through secured long leases. The WALB is more than 8 years.

La Marseillaise is located on the Quai d'Arenc, in the heart of the Euroméditerranée business district, which benefits from an excellent public transport access to two tramway lines, a TER station and a metro line, as well as an excellent road and airport access.

Through this financing, DekaBank is reaffirming its strategy and vision for the office market, which is undergoing change. "Marseille benefits from a privileged location opened to Europe and the Mediterranean sea, reachable within only 3 hours from Paris. The city stands out for the quality of its infrastructure and its harbour in a world in the process of de-globalization or 'onshoring/nearshoring'. In addition, La Marseillaise meets the new demands for flexibility, generous service spaces and green terraces required by the growing hybridization of work," says Mounir Hamrouni, Head of DekaBank Real Estate Lending in France.

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The building, which has an HQE Excellent certification, is the first high-rise building in France to be connected to a geothermal power plant. DekaBank intends to continue its strategy of financing core buildings with high environmental standards in prime locations within the major French cities.

About Deka:

DekaBank is the securities services provider of the German Savings Banks Finance Group (Sparkassen-Finanzgruppe). Together with its subsidiaries it forms Deka Group. With total customer assets of more than EUR 395 billion (as at 31/12/2021) and more than 5.2 million securities accounts, DekaBank is one of the largest securities services providers and real estate asset managers in Germany. DekaBank is a wholly owned subsidiary of the German Sparkasse savings banks and forms an integral part of the Sparkassen-Finanzgruppe.