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HOTELS

1. PARIS - FRANCE

LUXURY HOTEL 5* - 9TH ARRONDISSEMENT



Features

- Located in the central and glamorous Opera neighbourhood in the 9th arrondissement
- Historical building in very good conditions
- Built at the beginning of the XX century
- Total area: 6,500 m² on 7 floors
- 90 rooms and suites
- Turnover: approx. €7 million pa

Price

€130M (net seller price)

Private & Confidential

2. PARIS - FRANCE

HOTEL 4* - 9TH ARRONDISSEMENT



Features

- Central location in Quartier Pigalle
- Recent €800k upgrade
- 40 rooms
- Beautiful 200 m2 reception and lobby area
- Turnover: €3 million pa
- Occupancy rate 2019: 84%
- Average room price : €180

Price

€25M (net seller price)

Private & Confidential

3. FRENCH RIVIERA - FRANCE

LUXURY HOTEL 5*



Features

- Mythical address full of history
- Offering:
 - 42 rooms and 4 suites
 - 22 apartments, including a 207 m2 penthouse
 - 3 restaurants, 2 of which gourmet
 - Staff residence with 16 rooms
- Completed €25M renovation: bar, spa, reception & lobby area, facade & roof, some rooms
- Occupancy rate (pre Covid): 70,2% up to 90,95% in high season

Price

€140M (net seller price)

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4. TIGNES, SAVOIE - FRANCE

4* HOTEL WITH RESTAURANT & WELLNESS AREA

Features

- A charming traditional family hotel since its creation in 1958
- Located in the heart of Tignes Located and very near to the slopes and lifts
- Net surface area: 3,858 m²
- 40 rooms with 92 beds
- Possibility of extension of 5,258 m² (80 rooms with 213 beds)
- Wellness area with outdoor heated pool, hammam, sauna and Jacuzzi
- Gourmet restaurant

Price

€13.8M (net seller price)

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5. VIGO, GALICIA - SPAIN

5 * BOUTIQUE HOTEL & SPA

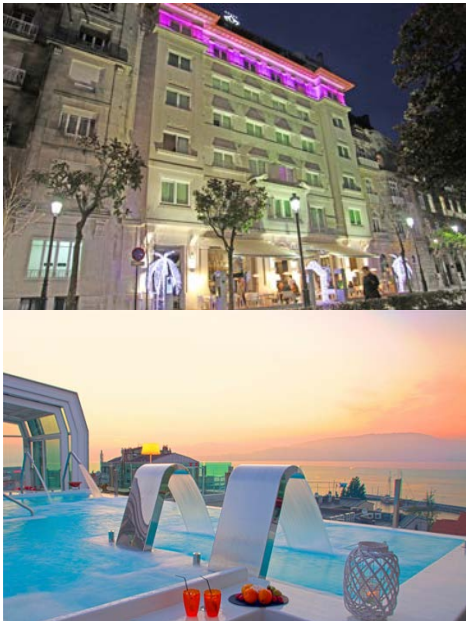
Features

- Boutique hotel & spa located in the heart of Vigo, close to the port and the financial and commercial area
- Housed in a historic building, it retains its imposing listed facade. Interior design marked by classic and oriental lines merging the most modern avant-garde, producing an eclectic and incomparable elegance
- Built in 2010
- 6,500 m²
- 62 rooms (41 doubles, 18 junior suites and 3 suites) over 8 floors
- 2 Restaurants and 2 events rooms
- Spa and heated rooftop pool with jets and sea views

Price

€35M

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6. ZURICH - SWITZERLAND

BUSINESS HOTEL NEAR ZURICH AIRPORT

Features

- New, stylish and customer friendly hotel well positioned in the business market
- Located 7 minutes from Zurich airport
- Built in 2018
- 85 twin rooms (includes few single and few triple). 9 rooms equipped with kitchen for long stay options.
- Indoor parking
- An annex with 12 more kitchen equipped rooms is currently under construction (included in the selling price)
- Hotel managed in a very lean and cost efficient way with minimal staff, which generates a good yield

Price

CHF 23,5M

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RESIDENTIAL

7. PARIS REGION - FRANCE

17TH CENTURY CASTLE



Features

- Located at 50km outside Paris
- Possible conversion to Hotel
- Magnificent 17th century chateau located near Paris, on a beautiful park of about 50 hectares including 4 outbuildings and magnificent stables. Swimming pool and tennis court to renovate
- Renovation of the castle and the former stables can give 30 4* rooms and 5 meeting rooms. Possible to develop another 15 rooms in the other buildings on the property
- Finally, the construction of new extensions could make it possible to reach 60 rooms

Price

€10M (net seller price)

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8. BRUSSELS - BELGIUM

RESIDENTIAL BUILDING - CENTRALLY LOCATED



Features

- Centrally located between Bd de Waterloo et le Sablon
- Size: >3.000 m² (without terraces)
- 13 apartments + 1 penthouse (600 m² + terrace and roof garden)
- 2 ground floor offices/gallery with 450m² garden/terrace
- 22 parkings
- Rent: approx. €700k/year

Price

€25M (net seller price)

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OFFICES/MIXED

9. PARIS - FRANCE

SAINT-HONORÉ - RETAIL AND OFFICE BUILDING



Features

- Gross surface: 4125 m²
- Retail space: ground floor and -1. Potential rent at which it is currently being marketed: €4,5-5M/pa.
- All other floors: rented as offices with a total of 2100 sqm. Potential rent: ca. €1,9m/pa
- An early exit of the retailer is being negotiated against an exit fee (expected to be €9,5M)
- Current rents: €1,10M/year retail ,€1,05/year offices
- Acquire equity in the company that owns the property

Price

Ca. €125M + ca.€9,5 for retailer exit fee

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10. POTASCHBERG - LUXEMBOURG

OFFICE BUILDING



Features

- Office space: 5.315 m²
- Rent: €1.652.173 per annum
- Profitability: 5,5%
- Tenants: 3

Price

€30M

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DEVELOPMENTS

11. VILLE-DI-PIETRABUGNO, CORSICA- FRANCE

HOTEL DEVELOPMENT PROJECT WITH BUILDING PERMIT



Features

- Located along the coast a few minutes north of Bastia
- Protocol with Accor Group to set up an independent establishment under the MGallery Hotel Collection brand
- 101 sea-facing rooms, with a surface between 28 m² and 32 m² with balcony
- reception lobby area in R+3
- spa with jacuzzi, indoor swimming pool and 4 treatment rooms in R+4
- 2 meeting rooms in R+4
- 80-seat restaurant
- parking with 63 car spaces
- sea-facing outdoor pool

Price

€5,5M Land + project with building permit

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12. MEULAN EN YVELINES PARIS REGION - FRANCE

HOTEL DEVELOPMENT PROJECT



Features

- Located on the important axis of economic and urban development which goes from Paris to Havre. At 1h train journey from Paris.
- The existing property, built in 1984, is located in a private parc along river Seine, close to the center of town.
- Land approx 18.000 square meters
- The future operator of the project, a company recognized and validated by Accor, is identified.
- Project consists of i) acquisition of existing property, ii) construction and conversion and iii) interiors lay-out and fittings
- Projected ROI above 7% by year 5

Price

€11M

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13. BOULOGNE SUR MER - FRANCE

CONSTRUCTION OF A HOTEL AND THALASSOTHERAPY COMPLEX

Features



- Construction of 2 independent but communicating buildings comprising a 3-star hotel with 100 rooms, a 4-star hotel with 120 rooms and suites, 3 dining areas, a lounge bar, a rooftop, a marine thalassotherapy center and car parks
- Waterfront project on the English Channel. A 2h train journey from Paris
- Following the redeployment of fishing activities on another site, the whole port area will be the subject of a major redevelopment program, with a view to creating a marina
- The marine thalassotherapy will be one of the largest in France (3,000m² and 50 treatment cabins). Exceptional setting widely open on the seafront
- The complex will be operated by an experienced and renowned French hospitality company

Price

Approx. €41 M

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14. LUXEMBOURG

DEVELOPMENT TURN-KEY OFFICE COMPLEX

Features

- Located in the Hamm area, part of Luxembourg city
- All permits and project documents are complete and available
- Ground surface 12242 m²
- Commercial/office space: 19587 m². Ground floor + 4 floors
- Underground: 2 floors with 112 parking slots



Price

€26 M (net seller price)

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15. PALMA DE MALLORCA, SPAIN

DEVELOPMENT TURN-KEY RESIDENTIAL COMPLEX



Features

- Construction of 4 luxury villas in the Palma de Mallorca area, overlooking the beautiful port of Andratx
- Construction permits submitted and being processed
- Luxury villas will feature:
 - terraces, landscaped gardens and outdoor pool
 - various living and dining areas and multiple bedrooms with ensuite bathrooms
 - spa & gym with indoor pool
 - dedicated staff quarters + car park
- Large size: 3 units - 800 m²
Extra large size: 1 unit - 1500 m²
- Local team for project development and marketing & promotion available

Price

€25 M for land + €14M villas construction = Total €39M

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RETAIL

16. PAMPLONA - SPAIN

COMMERCIAL SPACE RENTED BY RETAIL CHAIN



Features

- Tenant: well known retailer
- Plot of land : 7.203 m²
- Built: 7.203 m²
- Rent: €840,600 per annum
- Profitability: 6%
- Rental contract:
 - End of contract: 02.04.2032
 - Mandatory period: until 02.04.2022 (10 years)

Price

€14M

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17. PAMPLONA - SPAIN

COMMERCIAL SPACE RENTED BY RETAIL CHAIN



Features

- Tenant: well known retailer
- Plot of land : 3.900 m²
- Built: 3.600 m²
- Rent: €329.814 per annum
- Profitability: 5,5%
- Rental contract:
 - End of contract: 02.12.2027
 - Annual renewal until expiration

Price

€6M

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