

## EURAZEO PATRIMOINE SELLS ITS INTEREST IN CIFA TO MATA CAPITAL, ONE OF EUROPE'S LEADING WHOLESALE CENTERS

**Paris, February 18, 2020** – Eurazeo Patrimoine, Eurazeo's investment division specializing in real estate and companies operating their own real assets, is announcing that it has sold its entire interest in CIFA to a fund managed by Mata Capital.

This is the first divestment for Eurazeo Patrimoine. Eurazeo Patrimoine is positioned at the crossroads between real estate and private equity, combining operational and real estate expertise. These solid private equity foundations applied to real estate, enables it to effectively stand out.

CIFA is one of Europe's leading wholesale centers, located in Aubervilliers, France, with 40,000 sq.m of space and over 280 tenants.

In 2015, Eurazeo Patrimoine acquired 78% of CIFA from its founder, who retained 22% of its capital. Over the last five years, Eurazeo Patrimoine has deployed its human, financial and technical resources optimizing CIFA's rental yield in particular with the development of an additional fully let 1,500 sq.m building. During this period the occupancy rate has been increased to 98% at the time of the sale.

With Eurazeo Patrimoine, CIFA has also created a digital platform - [parisfashionshops.com](http://parisfashionshops.com) (PFS) - which is now the leading ready-to-wear clothing marketplace for wholesalers and their retailer clients. Eurazeo Patrimoine remains a shareholder in this platform.

The sales proceeds from this operation represent €57 million for Eurazeo's stake, with a multiple of 2.2x its initial investment and an internal rate of return (IRR) of around 18%.

**Renaud Haberkorn, Managing Partner of Eurazeo Patrimoine:** *"CIFA's divestment confirms the relevance of Eurazeo Patrimoine's opportunistic, and value-add investment strategies. CIFA was our first acquisition and we are very proud to have not only successfully implemented our original business plan and achieved an outstanding financial performance, but also added a digital component, whose development we will continue to support. This major success highlights the strength of our team and its ability to find quality investment opportunities".*

**Jean Baptiste Pracca, Managing Partner of Mata Capital:** *"We are delighted to invest once again in Aubervilliers in an asset well positioned to benefit from the long term gentrification of the area"*

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## About Eurazeo

- > Eurazeo is a leading global investment company, with a diversified portfolio of €18 billion in assets under management, including nearly €12 billion from third parties, invested in around 400 companies. With its considerable private equity, real estate, private debt and fund of funds expertise, Eurazeo accompanies companies of all sizes, supporting their development through the commitment of its 270 professionals and by offering deep sector expertise, a gateway to global markets, and a responsible and stable foothold for transformational growth. Its solid institutional and family shareholder base, robust financial structure free of structural debt, and flexible investment horizon enable Eurazeo to support its companies over the long term.
- > Eurazeo has offices in Paris, New York, Buenos Aires, Sao Paulo, Shanghai, Seoul, Frankfurt, London, Luxembourg and Madrid.
- > Eurazeo is listed on Euronext Paris.
- > ISIN: FR0000121121 – Bloomberg: RF FP – Reuters: EURA.PA

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