

Press Release

October 6, 2022

Opening of l'Aviateur, a new Habitat et Humanisme housing complex in the south of Rennes.

On Friday October 7th, the association Habitat et Humanisme Ille-et-Vilaine inaugurated the "L'Aviateur" complex with 14 housing units and a "third place", a collective space open to all, in the new Courrouze district south-west of Rennes in the municipality of Saint-Jacques-de-la-Lande. Easily connected to downtown Rennes, « l'Aviateur » is a building made up of apartments and soon of a third place that welcomes people of various ages and situations, weakened by life and in a precarious situation. Mainly 9 young people followed by the Mission Locale of Rennes (We Ker) within the framework of the device « Sortir de la rue » are accommodated.

This real estate complex was made available, with a free 10-year lease, by the OPPCI Immobilier Impact Investing, supported by Swiss Life Asset Managers France and Cedrus & Partners.

The 14 apartments (9 T2, 3 T3 and 2 T4), are spread over 3 floors. The young people of the Mission Locale occupy the 9 T2.

The third place, in process of acquirment will be a 75 M² space on two levels open to all and primarily to residents, in order to create social links and organize collective support workshops. It is about making it a real place of conviviality to cause mutual aid and solidarity in the neighborhood. It will allow, among other things, assistance with administrative procedures, the provision of a digital space, awareness of families to eco citizenship etc. This place will be open to the neighborhood residents and the building is largely in line with a sustainable development philosophy. The building has an energy performance level of RT 2012-10%. It is certified NF Habitat HQE Profil Excellent (9 stars) and labeled E+ C.

A team of volunteers from Habitat et Humanisme ensures the implementation of the social project and promotes « living together » : Reception and permanences, organization of open to all workshops in the third place and a real work of collaboration, cooperation and connection with the local actors. In addition, a Social and Family Advisor, whose position is financed by the State within the framework of rental intermediation assists young people and families in their effort to integrate into housing.

Céline Beaujolin, Executive Director of the Habitat and Humanism Federation, explains: "This new Habitat and Humanism location is a continuation of our third places already present in ten cities and created in Lyon in 1997. *It is a different framework centered on conviviality and encounters,*



which allows us to accompany and give back confidence to the most fragile by “doing something together” with people from the neighborhood coming from all horizons

Launched in 2019 the OPPCI Real Estate Impact Investing is the first impact real estate fund launched by Swiss Life Asset Manager France and Cedrus & Partners. Its objective is to rehouse people in difficulty via two partners, the Samu Social de Paris and Habitat et Humanisme, while having a return objective for investors. Therefore, 20 % of the investor’s total commitments are invested in residential assets made available free of charge to these two social housing actors.

« This housing complex in Rennes fully embodies the ambition of the Impact Investing Real Estate fund, which is to fight against exclusion, to promote the energy transition and to provide innovative solution to the housing crisis. This is an innovative model because it will allow approximately 200 people in fragile situations to stabilize live with dignity and benefit from support in their social reintegration effort, while enjoying a true neighborhood life. » says Loïc Lonchamp, Portfolio Manager at Swiss Life Asset Managers France.

« This “impact” fund launched in 2018 was a strong innovation by bringing together committed institutional investors for a total amount of 100M€. This first acquisition demonstrates how the capital deployed in funds of this nature provides concrete responses to environmental and/or social issues. Through this fund, we have chosen to fight against poor housing, and these 14 units operated by Habitat et Humanisme demonstrate this », says Sébastien Roca, partner at Cedrus & Partners.

About Habitat et Humanisme

Since its creation in 1985 by Bernard Devert, in response to the exclusion and isolation of people in difficulty, Habitat et Humanisme has been working to promote housing, integration and the recreation of social ties.

With a strong focus on innovation, the Movement has developed economic tools with a social vocation to finance and carry out its activities. Habitat et Humanisme’s mission is to:

- To allow low-income people, who are at risk because of their social situation, age, disability or health, to have access to decent housing, adapted to their situation and resources,
- To contribute to a city open to all by favouring housing located in “balanced neighborhoods”,
- To offer personalized or group support to encourage the recreation of links and social integration

Today, within the Habitat et Humanisme Movement, 1700 employees and more than 4800 volunteers work on a daily basis for the housing and integration of people in difficulty. As a result, in 2020 more than 1800 new families in difficulty were able to access housing and find their way back to integration.

www.habitat-humanisme.org

About Swiss Life Asset Managers

Swiss Life Asset Managers has over 165 years of experience in managing the assets of the Swiss Life Group. This close link with insurance determines its investment philosophy, whose main objectives are to invest within the scope of a responsible approach to risk and to act in the interest of its clients every day. Swiss Life Asset Managers also offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK and the Nordic countries.



As of June 30, 2022, Swiss Life Asset Managers managed EUR 249.9 billion of assets for the Swiss Life Group, including more than EUR 99.7 billion of assets under management for third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe. Of the 249,9 billion euros of assets under management, 88 billion euros are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 28.5 billion of real estate assets jointly with Livit. As of June 30, 2022, Swiss Life Asset Managers managed EUR 116 billion of real estate assets. Swiss Life Asset Managers employs more than 2500 people.

The self-determined life

Swiss Life enables people to lead a self-determined life and look to the future with confidence. This is also the goal of Swiss Life Asset Managers: we think long-term and act responsibly. With our expertise and experience, we develop future-oriented savings and investment solutions. We support our clients in achieving their long-term investment goals so that they, in turn, can take into account the needs of their clients and build a self-determined financial future.

1 INREV 2022 survey of fund managers (based on assets under management as of 31.12.2021)

About Cedrus & Partners

Cedrus & Partners guides and supports European economic players in their long-term asset management, whether they are institutions, family offices, foundations or family businesses. Around the central and historical business of financial investment advice (**FIA**), Cedrus & Partners also provides its clients with **financing advice, financial engineering and brokerage services**.

Cedrus & Partners combines "useful finance" with long-term value creation, while respecting all stakeholders.

Through its Investment Research team, Cedrus & Partners has developed a recognized expertise in unlisted assets (private equity, real estate, private debt and infrastructure financing) and in "impact investing".

Cedrus & Partners / created in 2010 / 23 experts / 120 clients / €17 billion in assets under management / Paris, Bordeaux, Madrid and Geneva.

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