

# Generali Real Estate delivers and fully leases prime logistics asset in Corbas, Lyon

Paris – Generali Real Estate has successfully delivered a prime logistics asset in Corbas, in the immediate surroundings of Lyon, to the international supply chain solutions provider **STERNE**, specialized in premium transport, including time-critical and tailor-made shipping.

The logistics asset has been acquired on behalf of the pan-European “**Generali Real Estate Logistics Fund**” (**GRELIF**), reserved for professional investors and managed by Generali Real Estate S.p.A. Società di gestione del risparmio, from the French developer PRD.

The prime, latest-generation logistics building comprises a total area of nearly 13,000 sqm (over 10,500 sqm of storage area and more than 2,000 sqm of office space). It has been designed by the architecture firm SOHO, according to the highest standards in terms of energy efficiency, comfort for occupants and respect for the environment. Thanks to features such as a high-performance building envelope, recovery and reuse of rainwater, attention to greenery, plenty of natural and LED lighting and a photovoltaic power plant of the roof, the building is in line with BREEAM “Very Good” requirements and ISO14001 standard. In addition, at least 80% of construction site waste have been recycled.

This logistics plant benefits from an ideal location near Lyon, the third largest city in France, and easy connections to the Lyon Saint-Exupéry international airport and to the commercial harbour Edouard Herriot on the Rhône river. The municipality of Corbas is part of the ZI Lyon Sud Est, the most important business area in the Lyon conurbation.

**Pierre-David Baylac, Head of Logistics at Generali Real Estate**, commented: “The acquisition and delivery of the new logistics asset in Corbas, which follows other successful operations recently completed in key locations in Poland and the Netherlands, enriches an already well-diversified logistics portfolio comprising assets across Europe, and confirms the attractiveness and strategic relevance of the European logistics segment for Generali Real Estate. The pan-European GRELIF fund, dedicated to this very specialized investment strategy, has reached about €900 mln AuM, and targets high-quality logistics assets in well-established areas with excellent accessibility, in major European logistics hubs – such as Corbas.”

**Laurent Gontharet, General Manager at Sterne France**, commented: “The Corbas site is part of the capacity development project of the Sterne Group - which includes our headquarters in Bordeaux and the agencies in Nantes, Rennes, Orléans and Lille - and aims to support our strong organic growth. With this new asset, our objective is to integrate our different businesses (night transport, express, urgent, urban, health, etc.), and to create synergies by bringing our operators together on the same technical platform. Another major feature:

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the building fully meets the latest environmental standards in force, in accordance with the ESG commitments of the Sterne Group.”

Generali Real Estate was advised by Faith Avocats, Etude Oudot, ETYO, B27. PRD was advised by Leufflen, Delorme, Salanson, Bonfils, Poulain Charpentier. Sorovim acted as real estate advisor for both parties in this transaction.

#### **GENERALI REAL ESTATE**

**Generali Real Estate S.p.A. is one of the world’s leading real estate asset managers with over €39 billion of assets under management as of end 2022. It leverages the expertise of more than 370 professionals, with operating units located in the main European cities.**

**The company’s integrated business model covers the full scope of asset management activities and the entire real estate value chain. A series of cross-border investment vehicles, managed by the specialized asset manager Generali Real Estate S.p.A. Società di gestione del risparmio, aims to create long-term value for investors with a core/core +profile by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics. The portfolio under management comprises a unique mix of historical and modern properties, ranging from landmark buildings to new architectural masterpieces, which has enabled the company to develop best-in-class skills in the fields of technological innovation, sustainability and urban development.**

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