



Press release

Paris, 24 October 2013 - Europroperty

Fidelity buys Nestlé Waters HQ

Fidelity Real Estate has acquired the Le Verdi building in Paris, the global headquarters of Nestlé Waters, a subsidiary of Nestlé SA.

The property was acquired on behalf of the Eurozone Select Real Estate Fund and was funded in part with a €22m secured loan, said Fidelity.

The building comprises 6,500 m² and is located in Paris's Issy-Les-Moulineaux area.

Fidelity's portfolio manager in France, Aymeric de Seresin, said: "This deal represents another example of our approach in targeting high-quality, modern buildings let to multi-national tenants at an attractive acquisition yield. Through a combination of buying just outside the prime markets and using a moderate amount of competitive leverage, we are able to deliver a high and secure income yield for our clients."

Fidelity Real Estate was advised by Simmons & Simmons, Bourdeau Consulting, Arsène and Shift Capital.

About Fidelity Worldwide Investment

Fidelity Worldwide Investment™ has a simple goal: to enable their clients to achieve their financial aspirations through outstanding investment solutions and client service. Nearly 40 years on, this approach has yielded impressive results. Fidelity now has a presence across the major financial centres of the world and a range of funds covering all regions, industrial sectors and asset classes.

About SHIFT CAPITAL

SHIFT CAPITAL is an independent real estate debt advisory and corporate finance boutique providing innovative financial solutions to European institutional investors, property companies, investment funds, family offices and debt providers for their commercial real estate investment needs. SHIFT CAPITAL supports its clients in structuring, raising and managing the full spectrum of financial products, from senior debt to complex equity instruments, for all sectors and all kind of holding structures. SHIFT CAPITAL is « Conseiller en Investissements Financiers (CIF) » and « Courtier en Opérations de Banque et Services de Paiement (IOBSP) » – member of CNCIF and CNCIOB, regulated by AMF.