

Anaxago and Alsei announce the success of their green bond issue with the support of Sofiouest

- **With a total amount of €5 million, this green bond issue created by the alternative investment company Anaxago and the developer Alsei is dedicated to financing the very first eco-district located in the economic heart of Réunion Island.**
- **Sofiouest, the investment and holding company subsidiary of the Sipa Ouest-France Group, has committed to this deal for a significant amount as part of its real estate investment strategy.**
- **The success of this first Green Bond bolsters Anaxago's desire to offer more green investment opportunities to its investors.**

Paris, February 4, 2021 - €5 million have been invested in a green bond issue for a financing round organized by Anaxago for the Alsei Group. A first for the investment platform, this financing operation will help to create La Kanopée, a real estate project combining high added value and positive impact, located within the new eco-district of Réunion Island.

An ambitious program for an experienced real estate operator

This program is part of the ambitious approach to create a new city center for the Commune of La Possession, located in the northwest of the island, which will combine quality urban planning, digitalization, and improved biodiversity. A place of technological innovations (which aim, among other things, to be self-sufficient when it comes to energy consumption) and innovations in use ("short-distance city", shared gardens, shared parking, etc.), the Coeur de Ville eco-district was awarded 1st prize for sustainable city in 2018 at the Smart Island World Congress in the Balearic, as well as 2nd prize in the Green Solutions Awards during COP 24 in Katowice, Poland.

The future block #7, financed by the green bond issue and Sofiouest, will offer a mix of uses to meet the needs of its residents. With a total area of 29,000 m², a third of which will be ground-level, Kanopée will bring together 243 housing units, shops, offices, a health center and 400 shared parking spaces. Future residents will discover a real pedestrian street, with some thirty shops and restaurants as well as a new supermarket designed as a covered market.

PRESS RELEASE

Developed by Groupe Opale Alsei, the Réunion subsidiary of the Alsei Group, an experienced national operator established in Réunion for more than a decade, the project has just broken ground and looks set to be delivered in early 2023. The developer has already delivered more than 500 homes in this new neighborhood, which will ultimately include nearly 1,500. In line with its environmental commitment, all of the commercial premises will be BREEAM Very Good certified.

Anthony Perez, Associate General Manager of the ALSEI Group emphasizes: "Designing, imagining and building the island's first eco-district and smart city is an exciting project. Through the Cœur de Ville project, our teams on Réunion Island are implementing an ambitious, innovative project of a very high environmental quality. Faced with the climate emergency, we can no longer remain spectators; we must act quickly. It is through such projects that we move from words to deeds and prepare for the future." »

Sofiouest commits, alongside private investors, to the financing of this first eco-district

For Sofiouest and all the subscribers of this green bond, the investment horizon is between 24 and 36 months, with the transaction being unwound at the end of the marketing period.

The support given to this project proves Sofiouest's ambition to favour socially responsible investments. The Kanopée program has strong ESG characteristics: Green design of the neighborhood and buildings, inclusion through social housing and accessibility for people with reduced mobility, bioclimatic construction of the buildings and energy efficiency efforts making it possible to attain BREEAM Very Good certification, waste recycling and green building sites, the importance of biodiversity and shared mobility, and more.

Patrice Hutin, General Manager of Sofiouest, said: "The quality of this deal, carried out alongside our partner Anaxago, continues to strengthen Sofiouest's position as a responsible investor in real estate, as well as in innovation and development capital. We are very happy about this." »

Anaxago: A player committed to impact investing since its creation

Since launching its investment business in 2012, more than 45% of the platform's funding has been directed to impact projects: 30% of the funds allocated to real estate have been used to finance social housing, while more than 60% of the projects financed have an SRI label or an impact theme, in health care or energy.

In line with its commitment to social and environmental responsibility, Anaxago now offers an extra-financial rating of all the real estate projects it offers on the platform. For deals eligible for green bonds, a specific traceability process looking at more than 25 control points will be carried out, and an annual ESG reporting will be published by the platform to allow retail investors to follow the impact of their investments.

"The building industry is responsible for more than 40% of greenhouse gas emissions and it is essential to do more than just keep down energy consumption, but also to act at an early stage, from the selection and financing of projects, to limit the environmental impact of construction," said Joachim Dupont, founder of Anaxago.

PRESS RELEASE

About Alsei

The ALSEI Group is a global player in urban development and covers all real estate activities, from development, project management, design, promotion, to rental and asset management.

The ALSEI Group includes the companies ALSEI ENTREPRISE, DAVRIL PROMOTION, AIC (ALSEI INGENIERIE CONSTRUCTION) and GROUPE OPALE ALSEI, which is also developing structural operations for the creation of the City of Tomorrow, on Réunion Island.

More information on www.alsei.com

Contact

Laurence COEFFIER - Communication Manager - lcoefficient@alsei.com - +33 (0)1 40 40 29 51

About Sofiouest

Sofiouest, an investment company and subsidiary of the Sipa Ouest-France Group, invests in digital innovation, growth capital, and corporate real estate.

In terms of digital innovation, Sofiouest favors "late stage" start-ups that have demonstrated the potential and suitability of their business model, that wish to boost their growth, and that have a clear path to profitability. In this area, since 2016, Sofiouest has invested in 15 companies directly and in 5 investment funds.

Since 2018, Sofiouest has decided to focus a significant portion of its investments on companies or projects with an employment, social or environmental impact.

For more information: <https://sofiouest.com>

Contact: +33 (0)1 44 71 80 15 19 / contact@sofiouest.fr

About Anaxago

Created in 2012, the Anaxago group is the first 100% digital private neo-bank, accessible to the masses, that combines impact and performance. With more than 90,000 members, 230 companies and real estate projects financed since its creation and nearly €200 million raised, Anaxago stands out for the selectiveness and support of the investment projects offered on its platform. Anaxago is an independent group, majority-owned by its founders, and currently has 40 employees.

Press contact

Nicolas Merigeau

NewCap – Press Relations

nmerigeau@newcap.fr

+33 (0)1 44 71 94 98