



Catella Hospitality advised Perial in acquisition of two hotels in Paris

Advised by Catella Hospitality Europe, Perial AM seized a portfolio of two B&B Hotels totalling 269 rooms, sold by Axe Promotion for approximately €22 million. The two properties are located in greater Paris and will be operated for twelve years by the leading low-cost hotel operator in Europe.

A few days after finalising the first acquisition of its PF Hospitalité Europe fund by taking over a Barcelona budget hotel valued at €6m, the management company is again covering France. Perial AM closed, on behalf of its SCPI PFO, the takeover of two properties operated by B&B Hotels, in Meudon and Saint-Denis. With a total of 269 rooms, the portfolio is valued at more than €22m, at a price per key of €81,784. The 135-room B&B Hôtel Paris Meudon Vélizy spread over 6,650 sqm was acquired for €11.47m. The hotel is close to the T6 tramway line, the RER C suburban train line and the A86 and N118 motorways. The B&B Hotel Saint-Denis Porte de Paris has 134 rooms and close to the tramway line T1, the metro line 13, as well as the RER D and the A1. Both properties have been developed by Axe Promotion as part of a BEFA signed with B&B Hotels. The group currently manages more than 500 hotels, with a total of 40,000 rooms, across 12 countries.

For Perial AM, which signed its second deal in the hotel industry this month, it was a question of concretising the "diversification strategy of the SCPI PFO through alternative assets and having a first-class counterparty", stated Stéphane Collange, investment director of Perial AM. He added: "We favoured the most resilient economic segment in the current context, more oriented towards a domestic clientele. "A currently difficult context for the hotel sector, which has had to close its doors again this year, and which has had, unsurprisingly, a profound impact on investment in the sector.

Catella Hospitality Europe (CHE) acted as a buy-side advisor to Perial AM to secure the transaction of the portfolio and bring its hotel expertise in the commercial due diligence to validate the operational sustainability of the lease terms.

Catella Hospitality Europe (CHE) invests and assists investors from the sourcing, structuring, and managing of tailored hotel investment opportunities, assessing, and executing each opportunity in order to create the optimum Risk/Reward. Based in Paris, the team has structured deals and managed properties in France and across other main European countries (United Kingdom, Germany, Spain, Belgium, Poland etc.). CHE was launched in June 2019.

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Catella is a leading specialist in property investments and fund management, with operations in 14 countries. The group has assets under management of approximately SEK 140 billion. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more online at catella.com.