



INFRAVIA

# Real Estate

Enhancing  
long term value



# ENHANCING THE VALUE OF REAL ESTATE

## From OREIMA to InfraVia:

After acquiring OREIMA, the real estate specialist, in 2023 and completing two years of integration, InfraVia has finalized the merger in 2026. OREIMA's historical real estate team now operates under the InfraVia banner.

## A proven core plus strategy.

With over 20 years of experience, the real estate team has developed a diversified portfolio of office spaces, retail, education, services, and residential properties, primarily in Paris and across France. The team target assets in prime urban locations, and pursue a value-creation strategy with a focus on reducing the carbon footprint of buildings and promoting biodiversity in urban environments. The team has a proven track record of enhancing value and demonstrating resilience across market cycles.

A consistent strategy driven by quality that seeks to:

- **Identify and deliver** opportunities to build a diversified portfolio of office, retail, residential and services, primarily in the Paris Region.
- **Enhance** value via active lease management, asset improvement and capex.
- **Capitalize** on technology and sustainability to maximize performance and ensure long-term viability.

*"As real estate investment managers, our goal is to deliver long term value to our clients while respecting the environment in which we operate"*

## ○ A RECOGNISED REAL ESTATE INVESTOR

InfraVia manages over 2 billion euros\* in Real Estate for pan European institutional investors. It has performed 50 lead investments since foundation including landmark properties in prime urban location.

## ○ ESG ENGAGEMENT

WE FIRMLY BELIEVE THAT INVESTING IN THE ENVIRONMENTAL QUALITY OF OUR BUILDINGS CREATES LONG-TERM VALUE FOR OUR INVESTORS.

We operate under the principles of a Real estate Sustainable Development Charter, established in 2006, which guides our actions across all operations.

In all facets of our operations—building refurbishments, tenant management, provider selection, and employee relations—we are committed to ensuring a sustainable future. A signatory of PRI, we are an active contributor to GRESB since 2014.



## ○ CREATING VALUE FOR INVESTORS

INVESTING IN REAL ESTATE IS ABOUT CREATING LONG TERM VALUE WITH EXPERTISE, INTEGRITY AND RESPECT. THIS IS HOW WE WITHSTAND CYCLES AND PROTECT INVESTORS' COMMITMENTS.

Our hands-on asset management approach is based on two pillars :

- **Improving income:** purchasing under-rented assets with the plan to capture higher rents.
- **Creating value :** usually through a full asset repositioning transforming a core plus asset into a core asset with strong ESG credentials.

## OUR GUIDING PRINCIPLES

\*Total amount of capital raised as of 31/12/2025.

## ○ EXPERIENCED TEAM SUPPORTED BY INSTITUTIONAL PLATFORM

FIRST ESTABLISHED IN 2006, OUR SENIOR TEAM HAS EXPERIENCE OF INVESTING ACROSS CYCLE AND IS COMMITTED TO LONG TERM VALUE CREATION.

It is supported by an enthusiastic team of asset management and analysts.

It benefits from the full resources of InfraVia's platform, including robust operations, leading ESG expertise, advanced digital tools, and a dedicated investor relations team.

## ○ LANDMARK INVESTMENTS



40 rue du Louvre – 2011 to 2019



176 rue Montmartre – Since 2018



33 rue des Jeûneurs – 2017 to 2021



15 place de la Madeleine – Since 2020



116 rue Réaumur – Since 2006



4 place de l'Opéra – 2006 to 2013



# INFRAVIA

Founded in 2008, InfraVia is a leading independent private equity firm, specialized in real assets – infrastructure, critical metals, real estate – and technology investments. InfraVia is a conviction-driven investor focusing on resilient assets and long-term value creation through active, hands-on asset management. Headquartered in Paris, InfraVia has a 100+ strong team and is 100% partner-owned. InfraVia manages c. EUR 20 billion of capital\*.

*\*Total amount of capital raised*

INFRAVIA CAPITAL PARTNERS

42, rue Washington  
75008 Paris – France

+33 (0)1 85 73 69 65

[infraviacapital.com](http://infraviacapital.com)

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