

GENERAL INFORMATION ON THE INVITATION TO TENDER

**FOR THE SALE BY THE FRENCH STATE (AGRASC)
OF A PROPERTY LOCATED IN
PARIS (75016), 34 AVENUE RAPHAEL**



Southeast-facing view from the terrace of the 8th-floor apartment



OBJECT OF THE INVITATION TO TENDER

The FRENCH STATE represented by « l'Agence de Gestion et de Recouvrement des Avoirs Saisis et Confisqués (AGRASC) » (hereinafter referred to as the "Owner"), is disposing of a property located in PARIS 16EME ARRONDISSEMENT (75016), 34 avenue Raphaël (hereinafter referred to as the "Property").

TENDER PROCESS

The disposal will take place by means of an invitation to tender which is composed of two phases:

First phase of the invitation to tender : Application file.

Second phase of the invitation to tender : Access to the electronic Consultation File.

FIRST PHASE OF THE INVITATION TO TENDER

The objective of this phase is to collect letters of application from incorporated entities, accompanied by civil, financial, and legal information from the candidates for acquisition (Cf. § Content of the application file below). At the end of this first phase, the Owner will select, at its sole discretion, the candidates who will be granted access to the Consultation File.

The list of candidates selected to participate in the invitation to tender will result from a sovereign choice made by the AGRASC.

During the first phase of this invitation to tender, the Owner shall not communicate any further information regarding the Assets, except for the general elements mentioned below regarding the context of the sale and the process of the invitation to tender, as well as those set out in the note entitled "Description of the Assets."

During this first phase, the analysis of the applications shall be based mainly on the information submitted by the applicants on their own initiative, in terms of their main activities, past comparable operations, financial capacity, and the reasons for their interest in this Property.

Applicants who are not selected for the second phase are hereby informed that the Owner reserves the right not to justify its choice and hereby acknowledge that they shall have no recourse whatsoever.

Candidates selected by the Owner to submit an offer shall have access to the electronic Consultation File and to the Property by means of a visit organized by the Notarial Office « Les Notaires du Trocadéro ».

SECOND PHASE OF THE INVITATION TO TENDER



The objective of this phase is to collect the binding offers that will be issued by the selected candidates, after their review and analysis of the Consultation File.

Applicants whose binding offers are not selected are hereby informed that the Owner reserves the right not to justify its choice and hereby acknowledge that they shall have no recourse whatsoever.

It is hereby clarified that the Property will be sold as is without any condition precedent other than that relating to the waiver of the right of pre-emption if any, and the waiver of any priority rights, as applicable.

As such, the candidate's offer will take the form of a firm and final offer to acquire the Property in their entirety. No particular conditions may be requested by the chosen candidate after notification by AGRASC of the acceptance of their offer. The offer must be made without any suspensive condition.

The sale deed will not be preceded by the signing of a preliminary contract.

The candidate must commit in their offer to sign the sale deed before December 19, 2025.

The price, fees, and negotiation fees amounting to 3.9% of the price will be paid in cash on the day of the signing of the sale deed.

CONTENT OF THE APPLICATION FILE (FIRST PHASE OF THE INVITATION TO TENDER)

Interested candidates must send in digital format (.pdf) only to the following e-mail address 34avenueraphparis@trocadero.notaires.fr an application file containing at least:

a/ a letter signed by the candidate (on company letterhead signed by the legal representative, for the corporate candidate) stating that it agrees with the terms of this invitation to tender and mentioning its main activities, past comparable operations, if any, their financial capacity, and the reasons for their interest in this Property.

b/ A file containing the following information:

➤ For individuals :

Their full identity: name, first names, address, nationality, marital status, matrimonial regime, any civil partnership, as well as a copy of their identity document. Clarification must be provided regarding the context in which the acquisition is contemplated.

➤ For companies or other legal entities under French law:

- Name(s) of the manager(s) and legal representative(s), or of the duly authorized person(s).

- In case of affiliation to a group: name and organizational chart of the group.
- In the case of a consortium: name of the representative.
- In the case of a listed company, the identity of the shareholders holding at least 5% of the capital and a copy of their national identity card or any other valid official document with a photograph.
- Up-to-date articles of association certified as true by the applicant and up-to-date certified articles of association of all legal entities holding directly or indirectly the capital or voting rights of the acquiring applicant.
- Complete identity and copy of any valid official document with photograph, for each beneficial owner of the operation as defined by the French Monetary and Financial Code.
- Copy of the document relating to the beneficial owner as defined by the French Monetary and Financial Code, dated, signed, and deposited at the clerk's office of the Commercial Court.
- A certified copy of the powers of attorney of the person representing the applicant and signing the application letter.
These powers must allow the signatory to validly bind the candidate.
- Financial aspects: a declaration regarding the financial and economic situation for the last three financial years, describing at least the equity, the level of indebtedness, the revenues, and the profits. If there is a consortium, the balance sheet of the parent companies.
- If applicable, professional know-how and experience: presentation of a list of operations in which the candidate has participated over the last five years (if any), specifying their nature and value.
- Recent (no older than a month) definitive K-bis extract
- Recent (no older than a month) certificate of non-bankruptcy.
- Sworn statement that the applicant has fulfilled all tax and social security obligations for the last three years or the last three fiscal years.
- Elected domicile for the purpose of following up on the present application, which must necessarily be in metropolitan France.
- The surnames, first names, position, company, e-mail address and telephone number (direct line) of the applicant's advisers who will request access to the electronic consultation file if the application is accepted.

For foreign companies:

- All the documents mentioned above (as per the regulations applicable in the country of registration of the applicant company).



- A legal opinion drawn up by a lawyer registered at the bar in the applicant's country of residence, accompanied by all its annexes and its translation into French, legalized or with an apostille, attesting that the applicant and the person signing the application have the capacity and powers to carry out the operation and to validly commit the applicant; an unsatisfactory legal opinion may result in the application and, where applicable, the subsequent binding offer being inadmissible. It is specified that if the candidate is a company, the legal opinion must also confirm that it has been validly constituted and that it has legal personality.

The absence of one or more of the documents listed above, or the failure to sign them, may lead to the rejection of the application. However, AGRASC reserves the right to request candidates to complete and/or regularize their files.

The identity of the candidates shall remain unchanged. No substitutions will be permitted.

ACCESS TO THE ELECTRONIC CONSULTATION FILE – DATA ROOM (SECOND PHASE OF THE INVITATION TO TENDER)

The Owner shall notify the selected candidates at the end of the first phase of the invitation to tender of their admission to access the Consultation File.

The access to the electronic documentation will be provided by means of a protected internet access on the Notary Space of the Chamber of Notaries of Paris set up by Maître Coraline CORACK, notary at the Notarial Office « Les Notaires du Trocadéro ».

It will include the documents and information collected in good faith by AGRASC, including all relevant pieces, documents, and information in its possession at the date it is made available to candidates, to allow them, with their advisors, to study, analyze, and assess the legal, fiscal, technical, and environmental situation of the Assets. Candidates hereby waive any right to seek liability from AGRASC regarding the quality and/or completeness of the information provided in the Information File.

Candidates will be allowed to ask questions via the "Notarial Space" website under the conditions set forth in the Consultation Regulations.

Responses to the questions asked, as well as any information, will be covered by the confidentiality commitment.



Prior to accessing the Consultation File, the selected candidates shall accept the clauses of the confidentiality agreement and of the Consultation Regulations which will be provided to them upon notification of their acceptance to participate in the second phase, as well as the complete list of the persons from their team who shall have access to the electronic Consultation File (surname - first name - position - company - professional postal address - e-mail address - telephone number).

The visiting period and the modalities of written questions and answers will be determined by the Consultation Regulations.

PRELIMINARY TIMELINE FOR THE CONSULTATION PROCESS

- **First phase of the invitation to tender**

Submission of applications by the candidates: **from the date of publication until June 6, 2025, at 12h00 at the latest (local time in Paris)** to the following email address: 34avenueraphparis@trocadero.notaires.fr.

- **Second phase of the invitation to tender** *(tentative dates)*

Opening of access to the Consultation File: June 20, 2025.

Visiting period: from 23 June to 11 July 2025.

End of questions in the Consultation File: July 25, 2025 at 12h00 (local time in Paris)

Deadline for the reception of firm offers: September 19, 2025, at 12h00 (local time in Paris)

Target date for signing the deed of sale: December 19, 2025

VISITS

All visits to the Property shall take place for a maximum of 2 hours from 23 June to 11 July 2025.

The Notarial Office « Les Notaires du Trocadéro » shall contact the candidates selected for the tender phase to arrange a visiting slot with them.



SUBMISSION OF BIDS

Bids must be submitted in a double envelope, with the inner envelope sealed and bearing only the following mention: "Confidential - Call for tender for condominium lots 34 avenue Raphaël 75016 PARIS / DO NOT OPEN BY MAIL SERVICE."

To the following address:

Notarial Office « Les Notaires du Trocadéro »

Attention : Maître Coraline CORACK

32, avenue Raymond Poincaré

75116 PARIS

No later than September 19, 2025, at 12:00 PM (local time in Paris).

A receipt of deposit will serve as proof.

INFORMATION ON THE PROCESSING OF PERSONAL DATA

The Notary Office « Les Notaires du Trocadéro », the Owner's Notary, operates a data processing system for the performance of notarial activities, in particular deed formalities, in accordance with Ordinance no. 45-2590 of November 2, 1945.

The information concerning the applicant mentioned in the section "Contents of the application file (first phase of the invitation to tender)" above shall be processed in the benefit the French State and the AGRASC. The personal data processed is reserved for use by the French State and the AGRASC and may only be passed on to service providers involved in managing the invitation to tender with the potential buyers. Under no circumstances will this data be used for commercial transactions with third parties.

Personal data is processed for the purpose of carrying out the transaction in question, and to comply with our legal and regulatory obligations. The data is kept for a period of six (6) months from the completion of the service that is the subject hereof.

In accordance with Regulation (EU) 2016/679 of April 27, 2016, the parties concerned may access the data that directly concerns them by contacting the Data Protection Officer at the following address: cil@notaires.fr. Where applicable, concerned parties may also obtain rectification, deletion of the data concerning them or object on legitimate grounds to the processing of such data, except in cases where the regulations do not allow the exercise of these rights. Any complaint may be lodged with the « Commission Nationale de l'Informatique et des Libertés (CNIL) » - www.cnil.fr - 3 place de Fontenoy 75007 Paris.