



KLEY ANNOUNCES €132 MILLION FINANCING

Paris, 17th January 2018- The KLEY group, which invests in, owns, and operates the newest-generation student housing properties in the French market, announced that it has secured financing of €132 million, consisting of senior and mezzanine debt.

The senior debt, for an amount of €105 million, is being issued by Natixis, in a pool with SCOR and Crédit Foncier de France, who have historically backed KLEY.

This operation allows the refinancing of properties that are currently owned and operating, to accelerate the development of new properties, and enables the launch of new residence projects which are at negotiation stages.

The maturity of this financing has been extended to 2022. It also allows KLEY to apply the financing toward the purchase of new student properties.

The KLEY group has arranged the first mezzanine financing of a student housing portfolio in France, in partnership with Cheyne Capital, for a total of approximately €27 million.

With more than 2,300 beds to be owned by July 2018, and negotiations underway for nearly 3,300 additional beds across France, KLEY and its majority shareholder, funds managed by Oaktree Capital Management, L.P. (“Oaktree”), now have the necessary funding in place to strengthen their leadership position in this sector.

“We are delighted in the confidence which has been expressed again by our longstanding partners Natixis, Scor, and Crédit Foncier. Together, Kley and Cheyne Capital have achieved the first mezzanine financing of student housing in France. With this new financial backing, the teams at Kley are accelerating the rollout of their ambitious development plans, and will continue to meet the expectations of the new and of future generations of students.” Jonathan Cally, Chief Financial Officer of the KLEY group.

The following firms provided advisory and support for this large operation:

Advising KLEY and Oaktree

- Debt Advisory: **First Growth Real Estate Finance**
- Notaries: **Monassier et Associés**
- Legal counsels:
 - o **De Pardieu Brocas Maffei**
 - o **Allen & Overy**

Advising Natixis, SCOR and Crédit Foncier de France

- Real estate agent: **Natixis**
- Notaries: **Wargny Katz**
- Legal counsel: **Mayer Brown**

Advising Cheyne Capital Management

- Notaries: **Lasaygues**
- Legal counsel:
 - o **Archers**
 - o **Clifford Chance**

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About KLEY

KLEY was created by Oaktree in 2014. The group is an investor, owner and operator of student housing residences in France. As a key partner of real estate agencies, municipalities, universities and other schools, KLEY proposes student accommodation that is a true living space; designed to offer residents a **stimulating, connected and collaborative experience**.

Following the successful launches of its properties in Caen, Toulouse and Angers, which total more than 1,200 beds, the KLEY network is accelerating its development in 2018 and will open additional facilities in Marseille, Paris-Saclay, and Rennes, then later in Paris and the Greater Paris region, to accommodate more than **3,200 students** by 2020.

www.kley.fr

About Oaktree

Oaktree is a leader among global investment managers specializing in alternative investments with \$100 billion in assets under management as of September 30, 2017. The firm employs over 900 employees and has offices in 18 cities worldwide, including a Paris office established in 2008. For additional information, please visit Oaktree's website at www.oaktreecapital.com

About Cheyne Capital

Cheyne has provided real estate financing solutions since 2009, and today manages around \$3 billion in this asset class including direct real estate loans, securitized European real estate loans, and special situations. Cheyne offers customised non-bank loans secured by assets located in the main European countries. The firm's investment approach allows it to invest at all levels of the capital structure.

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