

# PRESS KIT



Le spécialiste de la location meublée en France depuis 1999

# TABLE OF CONTENTS

## OVERVIEW

- 27 Years of Expertise: The Lodgis Story 3
- Our Positioning and Markets 3
- A Renewed Leadership Team 4
- Lodgis at a Glance 4

## A GROWING COMPANY

- Expanding Across New Territories Through Strategic Acquisitions 5
- Digital Innovation Serving Our Clients 5
- A Multicultural Team and Customer Experience 5

## THE RENTAL MARKET IN 2025–2026

- A Rental Market Under Pressure 6
- Private Landlord Status and the Housing Recovery Bill 6
- Rent Control: A Policy Under Review 6

## A WIDE RANGE OF SERVICES FOR EVERY CLIENT

- Furnished Rentals 7
- Property Management for Furnished and Unfurnished Properties 8
- Sales Division 8

## CLIENTS & PARTNERS

- They Trust Lodgis 9

## COMPANY PROFILE

- Key Figures, Media Contacts, and Useful Links 10

# OVERVIEW

## 27 YEARS OF EXPERTISE IN THE RESIDENTIAL RENTAL MARKET

Founded in 1999, Lodgis has established itself as **France's leading specialist in furnished rentals**, initially in Paris before gradually expanding into the country's major regional cities. The company serves a **mobile and international clientele** (including students, professionals on assignment, and expatriates) looking for fully furnished, move-in-ready homes for stays ranging from a few months to several years.

Since its inception, Lodgis has built its success on a **hybrid model that combines a powerful digital platform with personalized local support**. Its team of property consultants and property managers operates across all of its markets, providing tailored guidance to both property owners and tenants throughout the rental process.

### LODGIS' purpose ?

*"To be the trusted partner that makes real estate simpler and more secure by delivering expert, agile, and accessible services to people from around the world."*

### LODGIS AT A GLANCE

**27** years of expertise

**70** employees

**8** languages spoken

**4,8** / 5 - average customer rating (based on 7,662 reviews)

**10 000** Properties (25% under management)

**9 000** property owners supported

**1,5** million page views / month

**700** leases signed / month

## OUR POSITIONING & MARKETS

The traditional furnished rental market continues to be driven by **strong underlying demand**. Tenants are looking for flexible, move-in-ready housing, while property owners value the attractive returns and operational flexibility that furnished rentals provide. **Against a backdrop of a tightening rental market and a shrinking housing supply, this trend continues to gain momentum.**

Lodgis meets these evolving needs through a comprehensive **range of services encompassing rentals, property management, and residential sales**. Today, the company operates across France's major metropolitan areas, providing tailored solutions to both property owners and tenants.

## A STRENGTHENED LEADERSHIP TEAM TO DRIVE GROWTH

In 2026, Lodgis strengthened its executive leadership to support the company's accelerated growth. After serving successively as Sales Director and Chief Operating Officer, **Agatha Torres** was appointed **Chief Executive Officer of Lodgis**. Her mission is to lead the company's next phase of strategic development following a period of significant geographic expansion and the evolution of its business model.

## A TEAM THAT HAS GROWN ALONGSIDE THE COMPANY

Since its beginnings in the family home of founder **Fabrice Petit**, Lodgis has built a leadership and operational team that reflects the diversity of its clients and expertise. Today, the company brings together specialists in sales, property management, legal affairs, marketing, and technology.

**Lodgis now employs 70 people**, based at its Paris headquarters and across its regional offices throughout France.

## A NEW HEADQUARTERS IN THE HEART OF PARIS

Lodgis' headquarters are located at **27-29 Rue de Choiseul, in the heart of Paris' 2nd arrondissement**, placing the company at the center of one of Europe's leading real estate markets.

# A GROWING COMPANY

## GEOGRAPHIC EXPANSION AND STRATEGIC ACQUISITIONS

After establishing its first regional offices in Bordeaux, Lyon, and Toulouse, Lodgis continued its nationwide expansion through **two strategic acquisitions**.

The acquisition of **DS Real Estate**, a Paris-based specialist in premium furnished rentals and property management, strengthened Lodgis' presence in the **high-end residential market**.

This was followed by the acquisition of **Appart'Ambiance**, making Lodgis the **leading provider of traditional furnished rentals in Lyon**.

Today, Lodgis operates in **14 French cities**: Paris, Aix-en-Provence, Biarritz, Bordeaux, Dijon, Grenoble, Lille, Lyon, Marseille, Metz, Montpellier, Nantes, Strasbourg, and Toulouse.

## AN EXPANDING NETWORK OF INDEPENDENT REAL ESTATE ADVISORS

To accelerate its regional expansion while maintaining the high level of service for which it is known, **Lodgis is currently developing a nationwide network of independent real estate advisors**.

This model enables the company to expand into new markets with agility by partnering **with locally established professionals who are trained in Lodgis' methods, quality standards, and customer approach**.

The rollout of this network is a **key pillar of Lodgis' long-term growth strategy**. Its objective is to establish a presence in every major French metropolitan area and further strengthen Lodgis' position as France's leading specialist in furnished rentals.

## DIGITAL INNOVATION AT THE SERVICE OF OUR CLIENTS

A pioneer in the use of electronic signatures in the rental industry, Lodgis has developed a **fully digital customer journey**, including online guarantee applications, interactive floor plans, and virtual property tours.

The company also publishes a **quarterly Furnished Rental Market Barometer**, now recognized as a trusted source of market insights by leading real estate and business media.

## A MULTICULTURAL SERVICE

To serve its international clientele, Lodgis relies on a multilingual team of advisors providing seamless support in **eight languages**, ensuring a smooth and personalized experience throughout every stage of the real estate journey.

# THE RENTAL MARKET IN 2025–2026

## A RENTAL MARKET FACING PERSISTENT SUPPLY CONSTRAINTS

For several years, France's traditional furnished rental market has been characterized by a **persistent imbalance between a shrinking housing supply and steadily growing demand**. This trend, observed both in the Paris region and in major regional cities, has continued to drive upward pressure on rents, although significant differences remain across local markets.

Through its regularly published Furnished Rental Market Barometer, Lodgis closely monitors these developments. **The publication has become a trusted reference for industry professionals, property owners, journalists, and real estate market analysts.**

## LANDLORD TAXATION: AN EVOLVING FRAMEWORK

France's tax framework for residential landlords continues to evolve as public authorities seek to stimulate the supply of rental housing. Recent proposals to introduce a **dedicated legal status for private landlords** reflect a broader effort to provide greater tax stability and encourage investment in the long-term rental market.

Lodgis closely monitors these regulatory developments and **supports property owners in understanding and optimizing their tax and legal situation** through its dedicated legal and tax specialists.

## ENERGY PERFORMANCE: A KEY VALUE DRIVER

Energy performance has become a strategic issue for residential property owners. As regulations surrounding **Energy Performance Certificates (DPE)** continue to tighten (particularly for the least energy-efficient homes) many landlords are adapting their investment strategies.

**Lodgis helps property owners anticipate these regulatory changes** by providing practical guidance to improve the value, attractiveness, and long-term rental potential of their properties.

## RENT CONTROL: A POLICY UNDER REVIEW

Rent control measures, now in place in several major French cities, remain the subject of ongoing public debate. **Drawing on its proprietary market data and extensive field experience, Lodgis contributes to this discussion** by providing evidence-based insights into the impact of rent regulation on rental prices, housing supply, and market dynamics.

# A WIDE RANGE OF SERVICES FOR EVERY CLIENT

## FURNISHED RENTALS

### Individual Tenants

**Lodgis offers a carefully curated selection of fully furnished and equipped homes designed for people on the move**, whether relocating for university studies, a job transfer, a professional assignment, or temporary housing during renovations to their primary residence.

Its portfolio ranges from affordable studios to premium properties, with an intuitive online platform allowing users to search by budget, neighborhood, and availability.

### Corporate Housing

Lodgis also provides dedicated housing solutions for companies seeking **accommodation for employees** on assignment, relocation, training programs, or international transfers.

Offering a **more cost-effective alternative to extended-stay hotels**, furnished rentals provide fully equipped, move-in-ready homes that can be complemented by additional services such as regular housekeeping.

### Property Owners

For property owners, Lodgis offers a comprehensive rental service for both furnished and unfurnished properties. The service includes international marketing exposure, tenant screening, preparation of all administrative documents (lease agreements, inventories, and move-in/move-out inspection reports), legal and tax guidance, and financial management.

**Rental fees are set at 7.75% (including VAT) of the rent collected.**

## THE MOBILITY LEASE

Introduced in 2018 under France's ELAN Housing Act, the Mobility Lease is designed for tenants undertaking studies, professional training, internships, or temporary work assignments. It offers flexible lease terms ranging from one to ten months.

**Lodgis was among the first real estate agencies to promote this rental model** to property owners. Today, it remains an integral part of the company's offering, complementing traditional long-term residential leases and meeting the growing demand for flexible housing solutions.

## PROPERTY MANAGEMENT

For property owners wishing to delegate the day-to-day management of their furnished or unfurnished rental properties, **Lodgis has developed a dedicated property management division organized by district and city.**

Depending on the level of service selected, Lodgis can manage all or part of the rental process, including property viewings, move-in and move-out coordination, lease preparation, inspection reports, inventories, rent collection, rent receipts, and the coordination of maintenance and technical issues. Property management services are available **starting at 3.9%** (VAT included).

The department also helps **secure rental income** by managing payment reminders and late-payment follow-up, applying a tailored approach to each situation.

### PROPRIETARY RENT GUARANTEE INSURANCE

Lodgis offers its own **Rent Guarantee Insurance** (GLI : Guaranteed Rent Insurance), underwritten directly by the company and available with all rental and property management mandates.

Priced at **just 3% of the monthly rent** (VAT included), making it one of the most competitive solutions on the French market, it covers 100% of unpaid rent **from the very first day of default**, with no coverage cap and no waiting period for reimbursement.

Another key advantage is its flexibility: the guarantee is **available without requiring an exclusive mandate** and applies to all Lodgis tenant applications, with no additional eligibility or underwriting criteria.

## RESIDENTIAL SALES

A dedicated team of real estate advisors supports property owners throughout the sale of their property.

**Each listing benefits from professional photography** and marketing, with exposure on the Lodgis website as well as through a network of partner real estate platforms. A multilingual team, continuously trained on the latest legal and tax developments, assists both French and international buyers and sellers throughout the transaction.

Lodgis also offers **exclusive sales mandates**, combining enhanced property presentation, targeted marketing campaigns, and partnerships with local real estate agencies to maximize visibility and sales opportunities.

# CLIENTS & PARTNERS

## THEY TRUST LODGIS

Lodgis supports numerous **French and international companies** by providing housing solutions for employees on relocation, business assignments, training programs, and international mobility. Among its corporate clients are:



## PARTNERS

Lodgis works with a **trusted network of partners** to provide its clients with a comprehensive range of complementary services, ensuring a seamless experience throughout every stage of their real estate journey.



# COMPANY PROFILE

## INDUSTRY

Real Estate

## SERVICES

Furnished Rentals • Unfurnished Rentals • Property Management • Residential Sales

## FOUNDED

1999

## HEADQUARTERS

27-29 rue de Choiseul, 75002 Paris

## EMPLOYEES

70

## CHIEF EXECUTIVE OFFICER

Agatha TORRES

## LOCATIONS

Paris, Aix-en-Provence, Bordeaux, Lille, Lyon, Montpellier, Nantes, Strasbourg, Toulouse

## WEBSITES

[www.lodgis.com](http://www.lodgis.com)  
[blog.lodgis.com](http://blog.lodgis.com)

## PRESS CONTACT

### Agence OXYGEN

Clara SAVARY & Emmanuelle PIONNIER  
+33 6 81 35 88 14 / [lodgis.oxygen-rp.com](http://lodgis.oxygen-rp.com)