

Groupement forestier d'investissement (forestry investment group)

Units in groups that own forests, with a tax credit on subscription and favourable treatment for IFI and on transfer.

A GFI is for estates subject to IFI or preparing a transfer, prepared to hold forests for fifteen years or more.

OVERVIEW

The forestry investment group (GFI) owns and manages forest estates. Subscribing to units gives the « investissement forestier » tax credit of 25% of the amount paid, up to €6,250 for a single person and €12,500 for a couple. The units must be held until 31 December of the eighth year. They are 75% exempt from IFI under three conditions: units held for at least two years, a sustainable management certificate and a thirty-year undertaking. They also benefit from a 75% exemption from inheritance and gift tax, under the same management conditions. Current income is low and liquidity very limited.

HOW IT WORKS

Subscription of units

Tax credit of 25% of the amount paid

Holding

Until 31 December of the eighth year

Favourable regime

75% exemption from IFI and on transfer, subject to conditions

KEY POINTS

Strengths

Tax credit of 25% of the amount paid, up to €6,250 (€12,500 for a couple)

75% exemption from IFI and transfer duties, subject to sustainable-management conditions

Uncorrelated with financial markets

Tangible, low-volatility asset

Points to watch

Almost no liquidity, with a recommended holding period of fifteen years or more

Low current income

Significant management fees

Units held until 31 December of the eighth year for the tax credit

WHO IT IS FOR

A GFI suits those who can lock up a fraction of their wealth for a long period, in a tangible, low-volatility asset.

WORKED

ILLUSTRATION

Example based on assumptions

Assumptions: a couple subject to IFI subscribe €12,500 of GFI units and obtain a €3,125 tax credit (25%). They hold the units until 31 December of the eighth year. After two years of holding, 75% of their value is removed from the IFI base. Current income is low and not guaranteed.



Sébastien Bailly

Founder, ASTERALE

The first meeting, which lasts about an hour, is free of charge.

sebastien.bailly@asterale.fr

+33 6 28 54 13 74

www.asterale.fr/en/

This sheet is a general information document of a commercial nature. It constitutes neither personalised investment advice, nor a recommendation, nor a solicitation, and it is not a key information document. Any decision requires a prior analysis of your situation by a duly authorised professional. Investments carry a risk of capital loss. Past performance is no guide to future performance. Taxation depends on each person's situation and may change.

Risk of partial or total loss of capital: unlisted companies and SMEs carry a high risk of failure. Liquidity is almost nil for five to ten years, with exit depending on the fund's timetable or on a sale. High costs. Tax advantages are conditional on the holding period. Forestry and wine-estate groups are also exposed to climate, health and market hazards.

Complaints and mediation

Any complaint may be sent to ASTERALE, 4 allée Django Reinhardt, 94110 Arcueil, France, or to sebastien.bailly@asterale.fr. Failing a satisfactory reply within two months, you may refer the matter to the competent mediator. For financial investment advice: the AMF Ombudsman (Médiateur de l'AMF), 17 place de la Bourse, 75082 Paris Cedex 02 (www.amf-france.org/fr/le-mediateur). For insurance broking and intermediation, banking and payment services intermediation and property transactions: ANM Conso, 2 rue de Colmar, 94300 Vincennes (www.anm-conso.com, contact@anmconso.com).

ASTERALE, SASU (simplified joint-stock company), SIREN 921 855 508, 4 allée Django Reinhardt, 94110 Arcueil, France. Registered with ORIAS under no. 23 007 423 (orias.fr) as a financial investment adviser, member of ANACOFI-CIF, an association approved by the Autorité des marchés financiers, as an insurance broker (COA), as an insurance intermediary's agent (MIA) and as an agent of a banking and payment services intermediary (MIOBSP). Investment advice is provided on a non-independent basis. Professional licence « Transactions sur immeubles et fonds de commerce » no. CPI 8501 2023 000 000 004; no client funds held. Mediation: for financial investment advice, the AMF Ombudsman, 17 place de la Bourse, 75082 Paris Cedex 02, France; for insurance intermediation (COA, MIA), banking intermediation (MIOBSP) and property transactions, ANM Conso, 2 rue de Colmar, 94300 Vincennes, France. The French version prevails.

Information sheet updated on 6 October 2026

ASTERALE, 4 allée Django Reinhardt, 94110 Arcueil