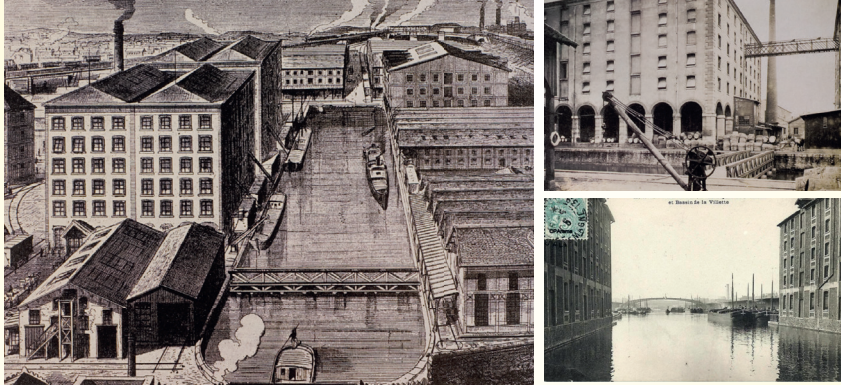


PONT DE FLANDRE

FROM HISTORICAL WAREHOUSES TO A STATE-OF-THE-ART OFFICE CAMPUS



1854

Compagnie de l'Entrepôt général de la Villette is founded in Pont de Flandre.

1850-1860

A pond and warehouse buildings designed by the architect **Émile Vuigner** are built in Pont de Flandre.

1864

Compagnie des Entrepôts and Magasins Généraux merge to form one company.

1897

The 17 warehouses are mostly used to store sugar, grains and liquids.

1914-1924

Land and sites for commercial use are leased.

1950

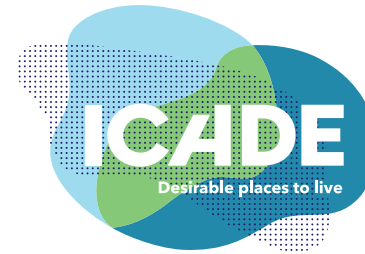
The buildings house warehouses (80%) and rental premises (20%).

1991

The company is acquired by Caisse des Dépôts et Consignations.

1992

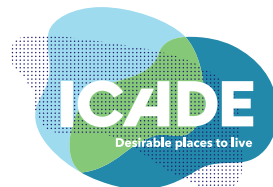
The site is no longer used for storage and gradually transformed into an **office campus**.



ASSET TOUR - NOVEMBER 28, 2022

PONT DE FLANDRE

ICADE'S OFFICE CAMPUS
IN PARIS



Registered office
27, rue Camille-Desmoulins – CS 10166 – 92445 Issy-les-Moulineaux, France
www.icafe.fr/en/

PONT DE FLANDRE

- c. 100,000 sq.m of office space on 5 hectares
- 11 buildings / 15 tenants
- 5,700 users, incl. 1,650 students
- Appraised value: €689m⁽¹⁾
- Financial occupancy rate: c. 93%
- WAULT to break: 4 years
- Prime rent: €380/sq.m⁽²⁾ (2.5 times less expensive than CBD prime rent)
- Levered IRR⁽³⁾: c. 11%
- Value creation⁽³⁾: +22%⁽⁴⁾



Pont de Flandre is located in the 19th district of Paris.



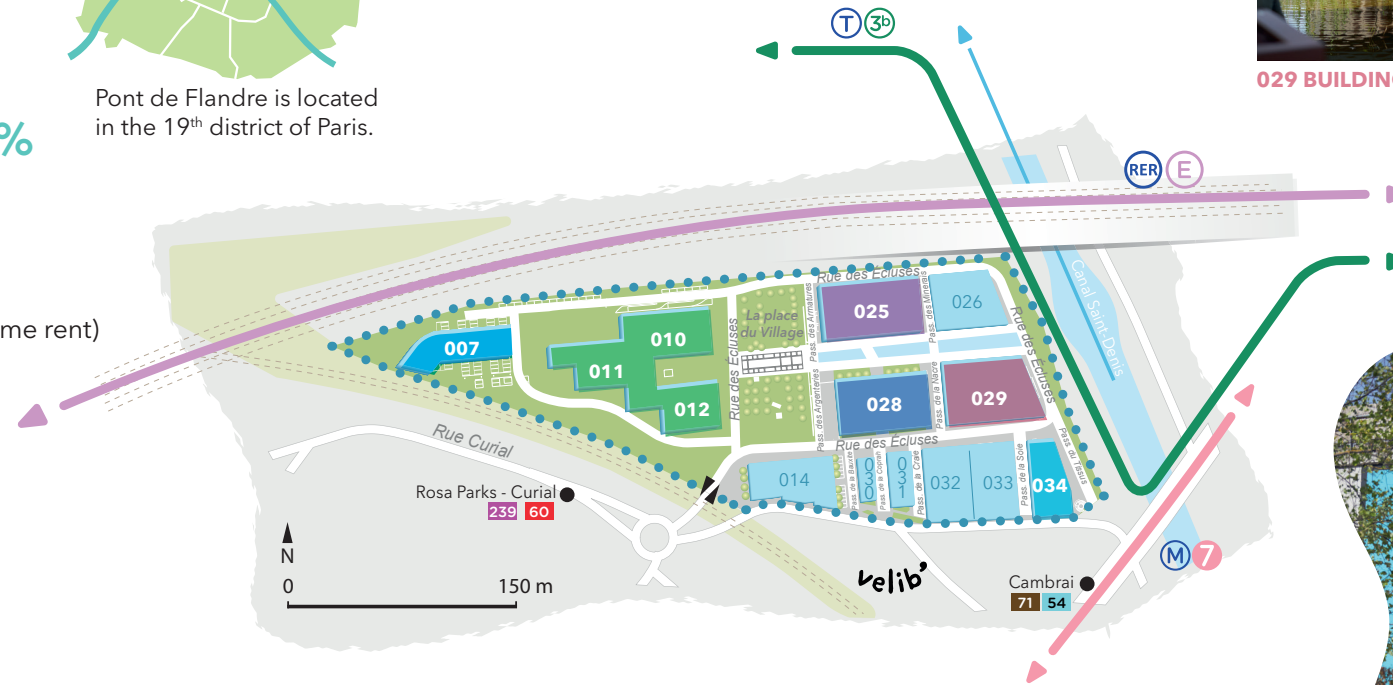
LE CAMBRAIS - 025 BUILDING



LE BEAUVAISIS - 028 BUILDING



029 BUILDING



007 BUILDING



L'ARTOIS - 10-11-12 BUILDINGS



GARDEN INN BY HILTON - 034 BUILDING



(1) Excl. duties; as of June 30, 2022
 (2) Excl. taxes & service charges
 (3) 2016 - H1 2022
 (4) Portfolio change like-for-like (+€110m)

Pont de Flandre once housed the alcohol and sugar warehouses owned by Compagnie des Entrepôts et Magasins Généraux de Paris (EMGP or Warehouses and General Stores of Paris).

Today, it is a **5-hectare office campus with a style that combines the original bricks and gritstone with a more modern architectural design.**

With **its genuine village vibe**, Pont de Flandre is **a very accessible, pleasant and environmentally responsible location**, with many green spaces and ponds.



CSR FEATURES

Ecojardin and Business Park of Excellence labels, recycling of all cigarette butts to feed the district heating network, a solar panel tree, beehives, etc.



SOFT MOBILITY OPTIONS

10 charging stations for electric vehicles, 200 bike parking spaces to date and ultimately 470 more to promote soft mobility

BUSINESS PARK AMENITIES

A Happiness Manager, restaurant for tenant companies, cafeteria, restaurant open to the general public, corporate childcare facility, gym, beauty room and 24/7 control room



FIRST-CLASS TENANTS FROM A VARIETY OF FIELDS

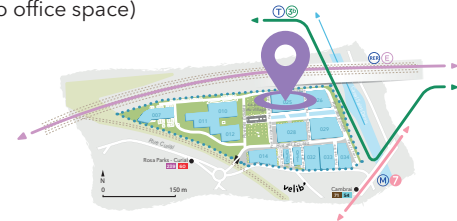


* The lease will run from January 2023



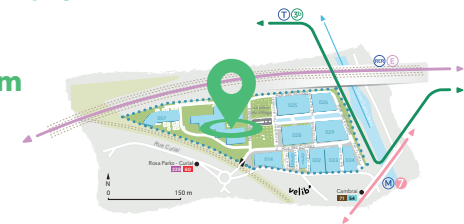
Club Med, a longtime Pont de Flandre tenant since 1996

- A **five-storey** building (first conversion of warehouses into office space)
- Leasable floor area: **c. 12,500 sq.m**
- Financial occupancy rate: **100%**
- WAULT to break: **3 years** ⁽¹⁾
- Annual headline rent: **€3.9m**



Pierre & Vacances, a Pont de Flandre tenant since 2000

- Leasable floor area: **over 20,000 sq.m**
- Financial occupancy rate: **100%**
- WAULT to break: **4.5 years**



(1) Lease currently being renewed for a further 3 years



LE BEAUVAISIS 028 BUILDING



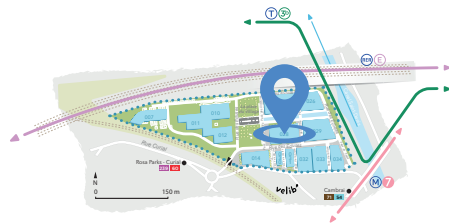
1st building in Paris to obtain the BBC Renovation label (low-consumption)

- A **seven-storey** multi-tenant building
- Floor area: **c. 12,000 sq.m**
- Prime rent: **€380/sq.m** excl. taxes
- Major overhaul in 2011, in synergy with Icade Promotion (Delegated Project Manager)
- Energy assessment and high-end features
- Use of healthy materials, optimising natural light and enhancing space



CERTIFICATIONS and labels

HOE GESTION DURABLE	// OUTSTANDING
HOE BATIMENT DURABLE	// EXCELLENT
Minergie BBCA	
BREEAM	// EXCELLENT



029 BUILDING

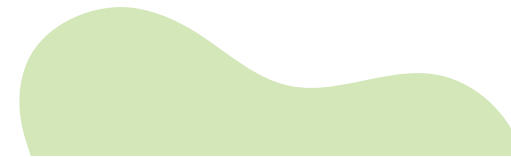
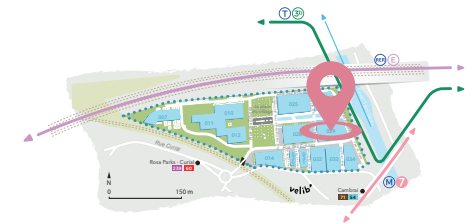
A building with an added 6th and 7th floor to house new office space with views

- Floor area: **c. 11,000 sq.m**
- Headline rent: **€420/sq.m** excl. taxes & service charges
- Scheduled for completion: **Q4 2024**
- The building is undergoing a major overhaul in order to improve the well-being of its users and obtain various certifications
- Photovoltaic panels will be installed on the zinc roof and rainwater will be collected and used to water green spaces



Target CERTIFICATIONS and labels

HOE BATIMENT DURABLE	// EXCELLENT
BREEAM	// VERY GOOD
Minergie BBCA	// NEW CONSTRUCTION AND RENOVATION, GOOD RATING
Osmoz	// BUILDING PILLAR
Label R2S	// 1 STAR





007 BUILDING



Unlocking value from our land bank: a car park converted into an office building

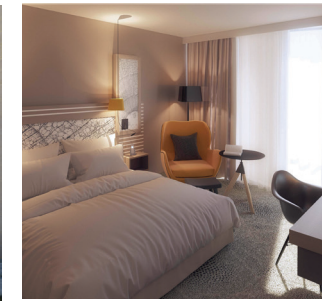
- Tenant: **URSSAF**
- Converted in synergy with Icade Promotion (Delegated Project Manager)
- Value creation: **€33m**
- **c. 8,500 sq.m** of office space
- WAULT to break: **7 years**
- Financial occupancy rate: **100%**
- IRR: **21%**
- This BIM-designed office building features an innovative timber and concrete frame

CERTIFICATIONS and labels

HQE BATIMENT DURABLE	// OUTSTANDING
BREEAM	// EXCELLENT
E+ C-	// E2C1 RATING

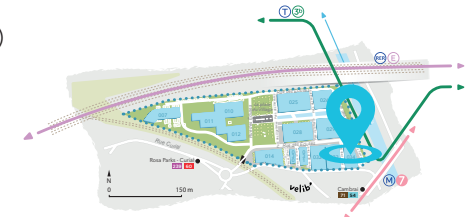


034 BUILDING



Further diversification: a storage and retail building converted into a 4-star hotel

- Tenant: **NAOS** (100% leased upon completion)
- A **five-storey** building
- **c. 5,000 sq.m**
- Converted in synergy with Icade Promotion (Delegated Project Manager)
- Scheduled for completion: **Q1 2023**
- Last non-service sector building in Pont de Flandre
- Pre-let signed with **GARDEN INN BY HILTON**
92 rooms, a restaurant, a café, meeting rooms
- A **12-year** lease with no break option with rent of **€228/sq.m** excl. taxes and service charges



CERTIFICATION and label

BREEAM	// VERY GOOD
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