

BUILDING DESIRABLE CITIES TO LIVE AND WORK



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OUR PURPOSE, A BEACON FOR THE FUTURE

In 2020, Icade included its Purpose in the preamble of its Articles of Association:

“Designing, Building, Managing and Investing in cities, neighbourhoods and buildings that are innovative, diverse, inclusive and connected with a reduced carbon footprint. Desirable places to live and work.

Places that care for people.

This is our ambition. This is our goal.

This is our Purpose.”

Integrated into all of the Group’s activities, whether operational or cross-functional, this Purpose is a powerful tool for growth and resilience.

MESSAGES FROM FRÉDÉRIC THOMAS AND NICOLAS JOLY



Frédéric Thomas
Chairman of the
Board of Directors

"Icade has reaffirmed its priorities, including one of the key ones to ramp up its low-carbon transition."

Despite a complex and uncertain environment, Icade has managed to stay the course and deliver a strong performance in 2022, outperforming both the market and expectations. In addition to making the necessary adjustments, the Group has reaffirmed its priorities for the coming years, including the key priority of ramping up its low-carbon transition. At the General Shareholders' Meetings held in 2022 and 2023, Icade put its "Say on Climate and Biodiversity" resolution to a vote which was approved each time by over 98% of the votes cast.

These solid results once again prove the relevance of our model and the ability of our teams to create value, even in a difficult environment, and their capacity to adapt, without losing sight of the long-term outlook for our businesses.

Icade has embarked on a new cycle in 2023. The two terms of Olivier Wigniolle allowed the Group to radically reinvent itself, strengthen its fundamentals and further its leadership position.

Our new CEO Nicolas Joly will be responsible for developing a strategy adapted to an evolving real estate and financial environment that will provide Icade with opportunities. This will allow us to face the challenges ahead with confidence.



Nicolas Joly
CEO

"Icade has what it takes to seize new growth opportunities."

Amid challenging times for the property development and commercial property investment markets, Icade proved the resilience of its business model and the strength of its fundamentals in H1 2023 as both IFRS revenue and net current cash flow showed a slight increase.

Despite an uncertain start to the year, operating indicators remained resilient.

As such, the Commercial Property Investment Division's rental income was up +2.2% on a like-for-like basis at the end of June 2023 with an average annual rent collection rate of close to 100%. These indicators reflect the quality of the office portfolio both inside and outside the Paris region as well as a strong tenant base, more than 70% of which comprises CAC 40, SBF 120 and public sector companies.

After an excellent sales performance in 2022, with revenue up by more than 17%, and against a backdrop of continuously rising interest rates for the past 18 months, Icade Promotion, like its peers, experienced a slowdown in business

in H1 2023 and took a number of steps to adapt to this new situation.

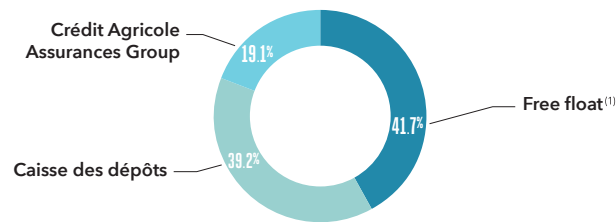
Lastly, H1 2023 also marked a turning point in the Group's history following the announcement of the sale of the Healthcare Property Investment Division. The completion of stage one of the sale of the Healthcare business announced on July 5 means that Icade's financial structure and liquidity levels are solid enough to enable it to meet the new challenges it will face in the future. The Company is thus beginning to strategically refocus its core business on property development and office property investment.

Given this, Icade remains confident for the future, buoyed by the complementarity of its two divisions, CSR leadership and BBB+ rating affirmed by Standard & Poor's. With its strengthened balance sheet, fully committed teams and solid partners, Icade has everything it needs to adapt to this economic and financial environment and seize new opportunities for growth.

Our unique model as an integrated real estate player

As an office property investor and property developer, Icade has been able to foster the emergence of tomorrow's greener, smarter and more resilient cities. The diversity of its business activities, strength of its balance sheet and support of its employees are undeniable assets in an industry undergoing rapid change.

Stable, long-term shareholders



Data as of 06/30/2023

Solid H1 2023 results

IFRS REVENUE	PRO FORMA GROUP NET CURRENT CASH FLOW ⁽²⁾	EPRA NTA ⁽³⁾
€697m (+1%)	€111.2m (+0.4%)	€79.3 per share

A committed and socially responsible player

GENDER EQUALITY IN THE WORKPLACE

96/100

on the gender equality index, reflecting Icade's continued commitment to gender equality



1,203 employees⁽⁴⁾

LE POINT & STATISTA RANKING

4th

place in Le Point/Statista's 2023 ranking of the most responsible French companies

GRESB



Sector Leader in the category of listed diversified companies in Western Europe

(1) Including 4.47% for Icamap, GIC Pte Ltd and Future Fund Board of Guardians acting in concert, 0.71% of treasury shares and 0.29% for Icade's FCPE employee-shareholding fund (as of 06/30/2021).
 (2) The financial information presented in this document is pro forma for the sale of Icade Santé for the financial years 2022 and 2023, i.e. adjusted for all financial flows relating to the Healthcare portfolio (P&L and balance sheet, intra-group transactions between Icade and Icade Santé).
 (3) EPRA NTA: Net Tangible Assets
 (4) Full-time equivalent in 2022

Rethinking the city of the future together

On the occasion of its third edition on September 8, 2022, an event organised by Icade and La Tribune involved discussions on the theme of inclusion. The programme included six round tables, a testimonial and a keynote address on top issues for the Group, including innovating locally with a focus on neighbourhoods, the future of housing and the importance of healthcare in cities. This was an opportunity for Icade to hear experts in these fields such as philosophers, researchers, elected officials, entrepreneurs and business leaders, express their views on the future of cities.



In February 2023, Icade launched its podcast series "La Ville est Belle by Icade". Its aim? To put a spotlight on the people involved in designing a city of tomorrow that is diverse, inclusive and low-carbon.



Podcast: La Ville est Belle by Icade



Discover all the immersive episodes of the "La Ville est Belle" podcast by flashing this QR code

Our business divisions

COMMERCIAL PROPERTY INVESTMENT

The leading real estate player in Greater Paris



Origine, Nanterre (Hauts-de-Seine)

Icade's offices are strategically located in the Paris region and other large French cities.

- ▶ Portfolio value: **€7.7bn (100% basis)**
- ▶ Financial occupancy rate as of 06/30/2023: **86.5%**
- ▶ Average annual rent collection rate as of 06/30/2023: **c. 100%**
- ▶ Development pipeline: **€676m** (for close to **113,000 sq.m**)
- ▶ Situated mainly in the Paris region, close to major Greater Paris stations
- ▶ **100%** of business parks with a net positive impact on biodiversity
- ▶ **98%** of leases now include a green clause

PROPERTY DEVELOPMENT

A major property developer in France, a key player in low-carbon construction

Through its extensive national coverage in France, Icade Promotion develops office and residential projects as well as large-scale public amenities.

- ▶ H1 2023 economic revenue: **€583m**
- ▶ Backlog as of 06/30/2023: **€1.8bn**
- ▶ A full-service developer (offices, homes, etc.) with extensive national coverage (**25** local offices)
- ▶ **63%** of new builds with a net positive impact on biodiversity
- ▶ **38%** of affordable and inclusive housing



Emblem, Lille (Nord)

Map of Icade's assets and regional offices



Putting our Purpose into action every day

Expectations in terms of housing have never changed so substantially before due to new lifestyles, global warming, the energy crisis, rising interest rates, etc. That's why Icade Promotion has turned its Purpose into concrete real estate solutions to meet the needs of local authorities and communities.

Building with Nature in Mind

NATURELLEMENT CHEZ SOI



Through its "Naturellement chez soi" solution, designed in partnership with architect Nicolas Laisné, Icade Promotion responds to buyers' expectations by formulating a new housing concept based on the prominence of nature through green spaces (balconies, loggias, terraces, etc.) and home personalisation. In addition, with "Un arbre, un habitant", Icade is committed to planting 2.5 times as many trees as the number of homes built in each of its projects.



SYMBIOSE BY ICADÉ

Symbiose by Icade is the first designer of green, personalised outdoor spaces. The aim? To enable home owners to create and maintain a small green oasis on their balcony. Using an online design program, they can customise their outdoor space and choose plant species.

Homes for every need



URBAIN DES BOIS: RESPONSIBLE HOUSING

In 2021, Icade created **Urbain des Bois**, an urban real estate player involved in designing and building eco-friendly places to live. The teams at Urbain des Bois intervene at a very early stage to create a different kind of city by: innovating to build the lowest carbon buildings using wood and other renewable bio-based materials, relying on local resources and know-how, making as much room for nature as possible and promoting new energy efficient lifestyles that are socially responsible and respectful of the environment. Urbain des Bois is a recently formed subsidiary of Icade that aims to become a major player in making cities more sustainable, fairer and more pleasant for all.

Rethinking models of urban living



AfterWork by Icade is a redevelopment solution for service-sector buildings allowing them to potentially be repurposed. For example, an office building could be converted into residential units. Through this new solution, Icade will showcase its ability to transform existing cities without increasing urban sprawl.



The **Ville en vue** initiative aims to rethink and transform urban outskirts into residential neighbourhoods by creating a link between town and country, with a particular focus on public spaces, a mix of uses, nature and mobility. The goal is to create a liveable environment where everything is accessible.



Low Carbon by Icade is central to our Purpose

The real estate industry is responsible for a quarter of greenhouse gas emissions in France and therefore has a major role to play in decarbonising the French economy. In 2022, Icade stepped up its efforts to align its activities with a 1.5°C pathway, with targets approved by the SBTi (Science Based Targets initiative). This strategy was included in two "Say on Climate and Biodiversity" resolutions that were approved by over 98% of the votes cast at the 2022 and 2023 General Meetings.

1 Measuring our impact

PROPERTY DEVELOPMENT

Emissions from building construction^(a) (scope 3)



301,005 tCO₂

COMMERCIAL PROPERTY INVESTMENT

Emissions from building construction (scope 3)



9,379 tCO₂

Emissions from energy consumption by tenants (scope 1, 2 and 3)^(b)



18,518 tCO₂

CORPORATE

Emissions from energy consumption by buildings occupied by Icade employees in addition to their commuting (scope 1, 2 and 3)



2,409 tCO₂

Emissions from construction: materials, refrigerants, transport and construction waste

Emissions from operational energy use: all end-use energy consumption, from both common and private areas

(a) Excluding new builds developed for Icade's Property Investment Division.
 (b) Scope 3 emissions generated by the Commercial Property Investment Division also include emissions from tenant commuting which amounted to 32,068 tonnes of CO₂ and are not included in this diagram.
 (c) As some assets in the Corporate scope are also included in the Commercial Property Investment scope, the corresponding emissions have been subtracted from the total in order to avoid double counting (4 tonnes of CO₂).

2 Positive results and more ambitious targets to reduce greenhouse gas (GHG) emissions by 2030

Commercial Property Investment Working alongside our customers

- ▶ Results over the 2019-2022 period: -29%
- ▶ Goal to reduce GHG emissions between 2019 and 2030: -60%

Property Development Ramping up low-carbon construction

- ▶ Results over the 2019-2022 period: -5%
- ▶ Goal to reduce GHG emissions between 2019 and 2030: -41%

Corporate Setting an example

- ▶ Results over the 2019-2022 period: -8%
- ▶ Goal to reduce GHG emissions between 2019 and 2030: -30%

For Commercial Property Investment and Property Development: in kg CO₂/sq.m
 For Corporate: in tCO₂

3 Initiatives to encourage the involvement of our tenants: leases with climate criteria

Nearly ten years after signing the first green lease clause in a commercial lease, Icade has issued its first lease with climate criteria. This lease places climate-related issues at the heart of the contractual relationship between the landlord and its tenants. It provides a framework for reporting on the environmental performance of buildings, deciding on how to reduce their impact and contributing to the development of carbon sinks with the French Low-Carbon Label in order for the buildings to achieve net zero emissions. In 2023, leases with climate criteria covering nearly 200,000 sq.m have been signed with Technip Energies, CVE, Rouchon and April, among others.

4 A responsible carbon offsetting policy

Icade is committed to making a voluntary additional contribution, with the aim of developing carbon sinks in the areas where it operates. To contribute to France's carbon neutrality objectives, it has put in place a mechanism that covers emissions from its Commercial Property Investment Division between 2019 and 2025, i.e. 92,000 tonnes of CO₂, and from Corporate in 2022 for 2,409 tonnes of CO₂. This mechanism involves local forestry and agricultural projects bearing the French Low-Carbon Label and sourced from carefully screened partners. They also have additional social and environmental benefits.

Promoting innovation



LYON WELCOMES THE NEXT GENERATION OF OFFICES

- Close to the Part-Dieu train station in Lyon (Rhône) and in the heart of the historic Brotteaux district, **NEXT** embodies a new era of offices, with an architectural redesign by Archigroup that optimally integrates the building into its surroundings. This project involving the top-to-bottom overhaul of a building dating from the 1990s has set its sights on the highest environmental certifications. It meets the evolving needs of companies by offering a range of amenities and restaurants on the ground floor, seven floors of fully redesigned offices, a vast landscaped patio for innovative ways of working and a 1,500-sq.m rooftop terrace with a panoramic view of Lyon.

A NEW CALL FOR ENTREPRENEURS IN 2023 FOR URBAN ODYSSEY

- **Urban Odyssey** continues to grow and put out a new call for entrepreneurs in 2023 for those seeking to build or accelerate their start-up in order to meet real estate needs and urban challenges. To date, Icade's start-up studio has already launched 14 start-ups and spin-offs. Urban Odyssey has also organised a week of intensive coaching for young graduates desiring to work with Icade to start up a business.

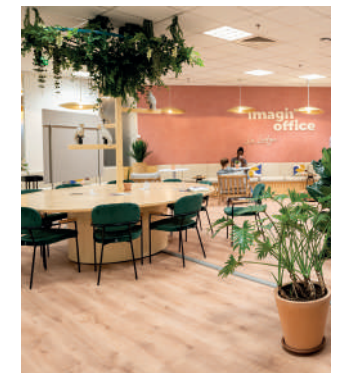


URBAN ODYSSEY
Start-up Studio by ICADÉ

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URBAN ODYSSEY
Start-up Studio by ICADÉ

IMAGIN'OFFICE, A FLEXIBLE OFFICE SOLUTION

- As an operator of flexible work spaces, **Imagin'Office** provides its customers with private offices, shared workspaces and well-equipped meeting rooms. Whether it's a fast-growing start-up looking for new premises, a project team in need of a fully equipped office, a department seeking an inspiring working environment or a large company looking to promote the mobility of its employees, Imagin'Office meets the evolving needs of any company. Its values include comfort and connectivity, ensured privacy and eco-responsibility. Launched by two Icade intrapreneurs, the in-house start-up already has eight locations in the Paris region and Lyon, with high-profile tenants such as HEC Records in Imagin'Bastille and BPI which has its regional office in Imagin'Hausmann.



imagin'office
DES ESPACES FLEXIBLES À VOTRE IMAGE



AN INNOVATIVE DIGITAL CAMPUS IN THE NEWLY DEVELOPED AREA OF EUROMÉDITERRANÉE

- Chosen following a competitive process launched in March 2022, **Icade Promotion** will develop "La Plateforme", a digital and new technology school co-founded by entrepreneur Cyril Zimmermann and the Top 20 Club, which brings together the major companies in the Aix-Marseille-Provence metropolitan area. This innovative campus will be located in a newly developed area of the Euroméditerranée business district in Marseille. In addition to the school, the 25,000-sq.m digital campus will include 2,500 sq.m of cultural spaces (cinema, auditorium, etc.), local shops and socially responsible services (incubator dedicated to associations, socially responsible grocery shop, café, restaurant, repair and craft workshops, etc.), a cooking school and a sports ground. Designed by architects Kristell Filotico and Régis Roudil, the project will regenerate a former industrial site, part of which will be preserved and refurbished, and aims to obtain the best environmental certifications and labels (BDM, BREEAM, RE2020, E+C- with an E2C1 rating).

Promoting mixed uses and diversity



THE ATHLETES VILLAGE, A SHOWCASE PROJECT

● Planned from the outset to be repurposed, Block D “Les Quinconces” of the **Athletes Village** will be converted, once the Olympics are over, into a real urban neighbourhood designed for its residents in Saint-Ouen-sur-Seine. Initially meant to accommodate athletes, the 13 buildings aim to be exemplary in terms of low-carbon construction, energy performance and accessibility. Through this project, Icade is experimenting with new ways of building. After the Olympic Games, the project will comprise 643 homes, including 241 owner-occupier units, 95 social housing rental units for families, 100 intermediate housing rental units, a social housing residence and a student residence.



A NEXT-GENERATION CAMPUS IN TOULOUSE

● In April 2023, Icade launched the “**Place de l’Europe – Sébastopol**” project to beautify Place de l’Europe in Toulouse, close to the historic city centre. Designed by Kardham Architecture and Jean-Romain Munvez, this complex includes the around 4,000-sq.m Ynov campus for all the digital technology departments; a 10,770-sq.m hotel and student residence with 354 apartments (60% hotel / 40% student residence) operated by The Student Hotel (TSH); and a 3,700-sq.m co-working facility occupied in part by the teams at Icade Promotion’s office in Toulouse. Inclusive in terms of the diverse public it caters to, this project offers a broad range of uses with a reduced carbon footprint thanks to three BREEAM Very Good-certified buildings.

OFFICES CONVERTED INTO HOMES IN LYON

● A leading player in the transformation of the Part-Dieu district in Lyon, Icade has launched “**6^e Art Lafayette**”, a project to convert 8,000 sq.m of office space in Framatome’s (formerly Areva NP) headquarters into 105 residential units on 15 floors by 2026. The floors will be reorganised to accommodate apartments with one to four bedrooms. Balconies will be added to the existing structure that will provide breathtaking views of the surrounding area. Designed by Clément Vergély architectes, this mixed-use building will include different types of housing, including 46 social housing units, in addition to two retail units on the ground floor. Opening onto a tree-filled garden, this project has obtained the BBC Effnergie renovation label (low-consumption) and NF Living Environment HQE certification for renovation. As such, it will help Icade Promotion achieve the objectives it set to reduce the carbon intensity of its business activities.



Promoting inclusion



MIXING USES AND GENERATIONS IN NANTERRE

● Icade has signed an **off-plan sale agreement** with abrdn for the development of a 16,000-sq.m mixed-use project on rue Henri Barbusse in Nanterre (Hauts-de-Seine). Designed by architecture firms Quadri Fiore Architecture and M2H Atelier and engineering firm BITP, this project features a broad mix of uses for people of all ages. It includes an intergenerational hub comprising a residence for seniors and young workers, a restaurant for the whole neighbourhood, a childcare centre able to accommodate 35 children, as well as a business hub with an apartment hotel for business tourists and a business premises dedicated to the social and solidarity-based economy. The project will also include an around 800-sq.m green space located at the heart of the intergenerational hub and a car park with 87 spaces.

VILLAS GINKGOS: PARTNERING TO HELP RESIDENTS AGE WELL

● In December 2022, in line with its commitment to housing for all, Icade Promotion partnered with **Villas Ginkgos** by creating a joint venture. Villas Ginkgos facilities house independent seniors in buildings designed and fitted out to help them live well in old age. They allow residents to maintain a social life, to benefit from local shops and amenities, and to live an independent, fulfilling life at home. To date, Icade Promotion has signed three projects with Villas Ginkgos in Louviers (Eure) and Toulouse (Haute-Garonne), with around ten additional projects currently under study.



Les Oliviers facility in Toulouse



CONSTRUCTION OF 63 MULTI-FAMILY HOUSING UNITS IN GUADELOUPE

● Close to the **ACTe Memorial in Pointe-à-Pitre**, Icade Promotion will complete its first residential project in Guadeloupe in 2023 which is also its first housing project in the West Indies to include owner-occupier units. Designed by MAGMA Architecture, this seafront development features 63 homes in two buildings, with 29 owner-occupier units and 34 sold as part of a bulk sale to SIKOA, in addition to 8 retail spaces, 93 parking spaces and 5 garages on the Darboussier site.



Pauline Déroulède

PAULINE DÉROULÈDE, A WHEELCHAIR TENNIS ATHLETE AND FRENCH HOPEFUL FOR THE NEXT PARALYMPIC GAMES

● Since July 2023, Icade has sponsored **Pauline Déroulède**, a wheelchair tennis athlete and French hopeful for the next Paralympic Games. Having lost one of her legs following an accident in 2018, Pauline Déroulède's exemplary courage and determination have since enabled her to rise to the top of her discipline both in France and internationally. In 2023, she became the French wheelchair tennis champion for the third consecutive year and reached her highest world ranking (No. 13) that same year when she finished semi-finalist in doubles and quarter-finalist in singles at Roland-Garros. This partnership reflects shared values, namely the desire to push past one's limits and succeed. It also highlights Icade's commitment to promoting greater inclusion of people with disabilities, both inside the Company, through its hiring practices and the support shown to its employees, and outside the Company.

PRITHIKA PAVADE ON TRACK FOR THE OLYMPICS

● Since 2018, Icade has sponsored this young French table tennis prodigy in preparation for the 2024 Olympics. At just 19, **Prithika** from Saint-Denis (Seine-Saint-Denis) has been on a four-year winning streak. During the 2019–2020 season, Prithika won the European Under-21 Championship in the singles category, three European Youth Championships, and a bronze medal at the World Junior Doubles Championships with Camille Lutz, her teammate at the Saint-Denis Table Tennis Club where the young prodigy trains. Her latest success? On June 26, 2022, Prithika won two titles in ladies' singles and doubles at the French Championships in Vendée, France. She beat six-time French champion Jia Nan Yuan, 20 years her senior!



Prithika Pavade

Promoting connectivity



AN INTEGRATED AND CONNECTED STUDENT RESIDENCE IN VILLEJUIF

● In May 2023, Icade officially opened the **ECLA student residence and co-living facility**. This large-scale project features two buildings, separated by a private street-like corridor, with a floor area of over 23,000 sq.m, including 3,000 sq.m of common areas, with 863 beds in 752 residential units. Designed by architects Dominique Vitti and Anne-Charlotte Zanassi (Atelier Philéas), the facility meets the needs of both the city of Villejuif and Icade. Its layout, choice of materials and 1,000 sq.m of green space all contribute to the quality of life of students. The residence provides a wide range of amenities, namely individual housing units, co-living units, hotel accommodations, co-working spaces, gyms, etc. It is inclusive by catering to a diverse public which includes students and young workers in addition to housing the Vaincre le Cancer association. It is also integrated into the city, with some of its common areas accessible to Villejuif residents. Lastly, it is a highly connected place, both digitally and through its proximity to public transport.

ICADE, A FULLY DIGITAL PROPERTY DEVELOPER

● Changing lifestyles are having an impact on expectations in terms of housing. In response, Icade has rolled out innovative concepts for tomorrow's homes.



● **Icade&Moi: a digital and personalised customer journey**
Thanks to Icade&Moi, our future buyers can access their own online account with all the information they need about their real estate project in just a few clicks, while having the opportunity to talk to a Customer Manager.

● **Online reservations: an easier buying experience**

Future Icade buyers can discover their new home online thanks to 3D models. They can also reserve it online, guided by sales advisors dedicated to the digital buying process.

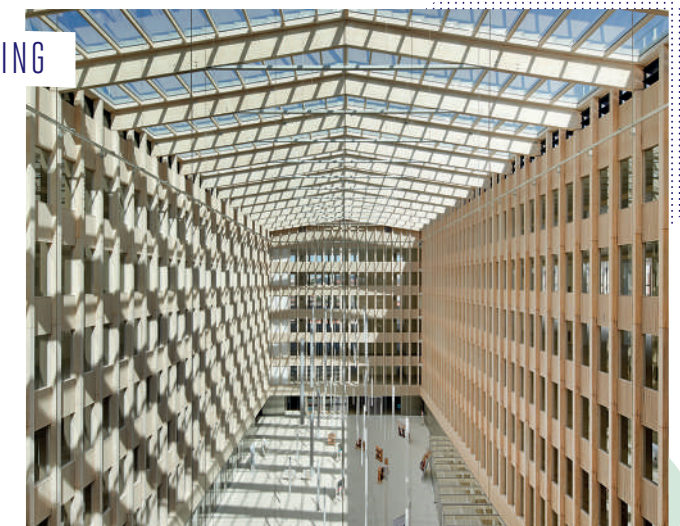


FRESK, TRANSPARENCY AND INTERCONNECTION

● Linking Paris and Issy-les-Moulineaux (Hauts-de-Seine), **Fresk** is a 20,500-sq.m office building that has been fully refurbished to respond to changes in the way people work and ensure the well-being of its future occupants. Located in a bustling office area, Fresk enjoys excellent visibility from the ring road. Designed by SCAU Architecture, its exterior architecture stands out for its transparent façade over 60 metres long. Within this building, everything is fluid and interconnected: exterior and interior spaces are linked, a rotunda provides a view of the entire inside from the entrance, and terraces extend the workspaces that can be adapted for different purposes. In July 2021, a lease for nearly 14,000 sq.m was signed with PariSanté Campus, for a term of 8 years with no break option.

PULSE, ICADE'S SMART BUILDING

● Located in Icade's Portes de Paris business park in Saint-Denis (Seine-Saint-Denis), the **Pulse** office building, currently occupied by the Olympic Games Organising Committee (COG), is a pioneering example of what the smart building of the future will look like: developed using building information modelling (BIM) during the construction phase, it incorporates a multitude of technological solutions that analyse large amounts of data in order to get the best out of the building and adapt it to changes in habits and lifestyles and to the expectations of its occupants. As proof of its connectivity, Pulse has obtained the R2S label with a One Star rating as its interoperable systems enable it to provide a range of user services.



Promoting low-carbon living



AN URBAN FOREST IN THE PORTES DE PARIS BUSINESS PARK

● A major element of the **Portes de Paris business park**, the former site of the Warehouses and General Stores of Paris (EMGP), is now home to an office campus covering nearly 440,000 sq.m and hosting around 200 tenant companies. The urban forest, designed by landscape architect Michel Desvigne, has almost 1,500 trees from 25 different species, 3 types of lawn grass and a heat-tolerant meadow. A response to climate-related issues, this green space is covered by a “biodiversity performance” contract and helps to bring nature back onto this area, providing cool air and quality of life to business park users. Lastly, the site provides a range of soft mobility solutions including charging stations for electric vehicles as well as shuttle boats and electric shuttle buses.

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VERTUO, FOR GREENER CITIES

● **VERTUO** creates modular street furniture that allows for the collection, storage and recycling of rainwater via plant watering in the heart of the city. In 2020, the start-up installed an experimental system in the town hall of the 4th district of Paris (rue de Rivoli) which collects rainwater from the building and recycles it to irrigate outdoor plants.



STOCK CO₂, A LOCAL AND TAILOR-MADE CARBON OFFSET PLATFORM

● **STOCK CO₂** helps companies implement voluntary carbon offset strategies to contribute to France’s low-carbon objectives via projects bearing the Low-Carbon Label, the label of reference in France created by the French Ministry for Ecological Transition. The start-up is now Icade’s partner of choice in its strategy to offset its carbon emissions locally.



WOOD'ART, A SHOWCASE FOR TIMBER CONSTRUCTION IN TOULOUSE

● The **Wood'Art-La Canopée** building complex, located in the heart of the Cartoucherie ecodistrict in Toulouse (Haute-Garonne) has one key feature: 76% of its structure is made from wood. The project aims for a very low energy and carbon footprint (E+C- and BEPOS labels with E3C2 rating). It makes use of local know-how, such as that of local timber construction company Maître Cube, which designed and built the project alongside Toulouse architecture firm Seuil Architecture and Austrian architecture firm Dietrich Untertrifaller, using renewable bio-based materials, including wood from Occitanie. The 10-storey complex will eventually be home to a 100-room hotel, 2,750 sq.m of shops on the ground floor, a 42-unit social housing building and a further 95 housing units, for a total floor area of more than 13,000 sq.m.



A GARDEN CITY IN VERSAILLES

● Following a procurement process launched by the City of Versailles (Yvelines), Icade Promotion was granted a concession contract for the development of a predominantly residential mixed-use project featuring around 47,000 sq.m of floor area on the site of the former Pion barracks. The **Quartier de Gally** project, which will embody the Nature-Art-Education philosophy developed by Deyrolle, was designed alongside landscaper Michel Desvigne and architectural firm Lambert Lénack to create a garden city in which residents will live as close to nature as possible. In addition to 545 homes, the project also includes a school, childcare centre, hotel, shops, a micro-farm and orchards, with shared gardens for residents. Over 60% of the site will be set aside for green space, the majority of which will be open-ground areas, and all rainwater will be collected from landscaped open drainage ditches and connected to a geothermal water loop.



CREDITS

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