



DESIGNING YOUR WORKPLACE TOGETHER



ICADE
Building for every future

Foreword

"Working towards a new workplace experience"

Emmanuelle Baboulin,
Member of the Executive Committee
in charge of Icade's Office Property Investment Division

A growing need for agility, the quest for a workplace environment that combines quality of life and performance, an increased desire to forge ties with local communities...

Working closely with and advising over 700 tenants in order to meet their needs allows us to pinpoint, better than anyone else, the challenges faced by companies and identify new and emerging work practices.

Our expertise in devising real estate solutions, coupled with our deep knowledge of urban challenges, enables us to be by your side right from the start, by helping you find, design or upgrade your office or even choose the layout that is right for you. Adaptability, flexibility and proactivity—these are the driving forces behind our commitments which we demonstrate each day to provide you with a new workplace experience.

Through our significant land bank, goals for continuous improvement and strong culture of innovation and responsibility, we are able to assist you in finding concrete and effective solutions. Customised solutions reflecting your company's values allow you to become part of the local community and central to the city of tomorrow.

A partner of choice for your real estate needs

Because we are attentive to your needs, our forward-looking offices will promote your growth by taking into account your strategic goals.

ACCESSIBILITY

You will need an ideal location to attract and retain top talent, easily interact with local communities and build ties with your surrounding environment.

COST OPTIMISATION

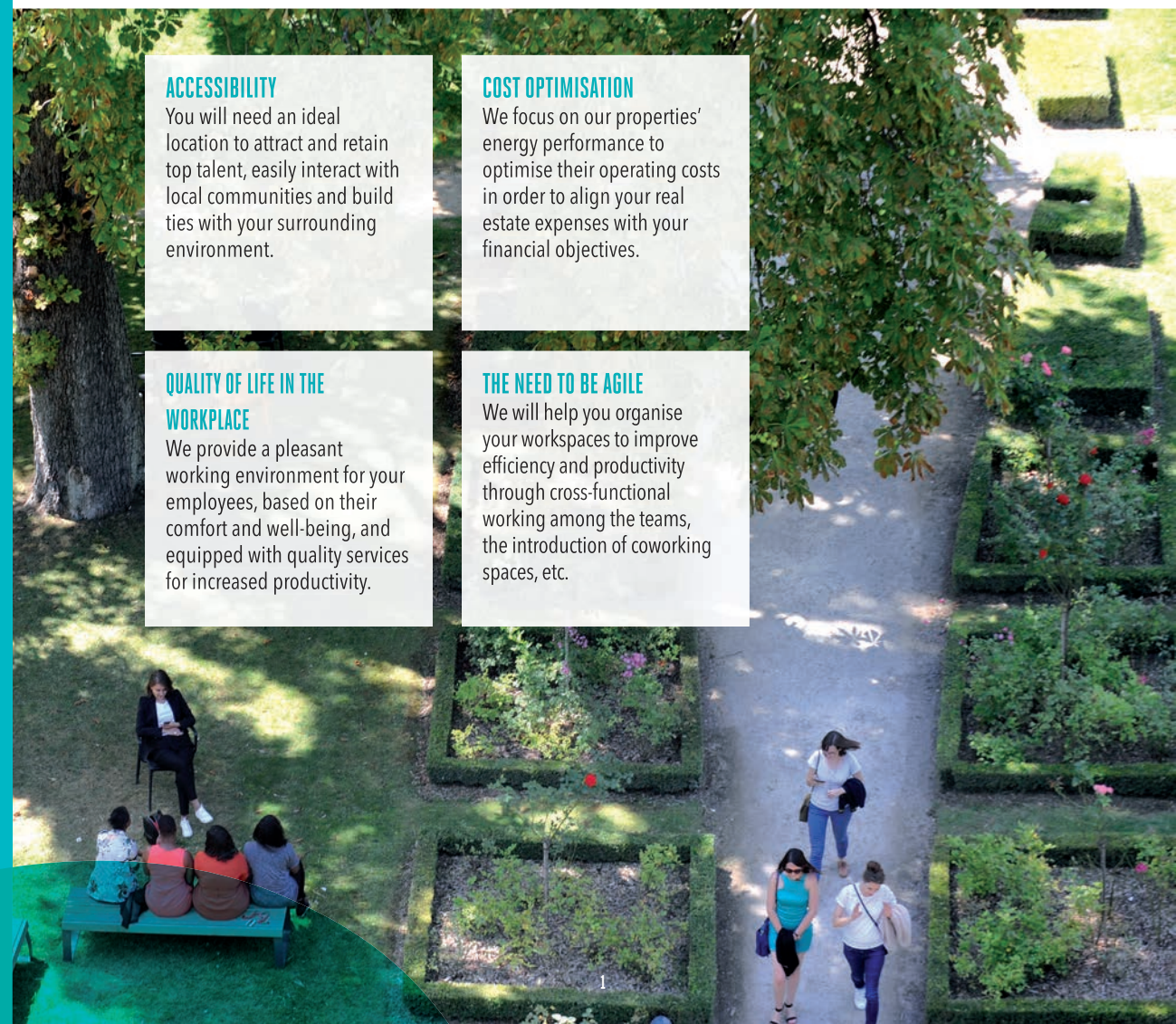
We focus on our properties' energy performance to optimise their operating costs in order to align your real estate expenses with your financial objectives.

QUALITY OF LIFE IN THE WORKPLACE

We provide a pleasant working environment for your employees, based on their comfort and well-being, and equipped with quality services for increased productivity.

THE NEED TO BE AGILE

We will help you organise your workspaces to improve efficiency and productivity through cross-functional working among the teams, the introduction of coworking spaces, etc.



More than just a workplace, a fresh take on the day-to-day office experience

To offer you a unique experience, we are attentive to your needs and desires and eager to introduce you to your future living spaces. We are committed to reinventing your work environment.



DO YOU WANT TO WORK IN A FLEXIBLE AND CREATIVE SETTING?

► Flexibility is our trademark.

- **Flexibility in terms of laying out** interchangeable and convertible spaces.
- **Flexibility in terms of working conditions** through flexible real estate promoting agile organisation, coworking and creativity.
- **Flexibility in terms of your location** with, if you so desire, the option to relocate your office space to one of our properties.

DO YOU NEED THE HELP OF RESPONSIVE TEAMS IN TUNE WITH YOUR NEEDS?

► We work with you to provide customised service.

- **Our multidisciplinary teams are present on the ground:** they will listen to you, be in regular contact and meet your needs.

- **We understand the challenges you are facing** and we will assist you throughout your journey with a best-in-class level of performance.

- **Our agility is a guiding principle,** we know how to reinvent ourselves to be able to make a difference each and every day over the long term.

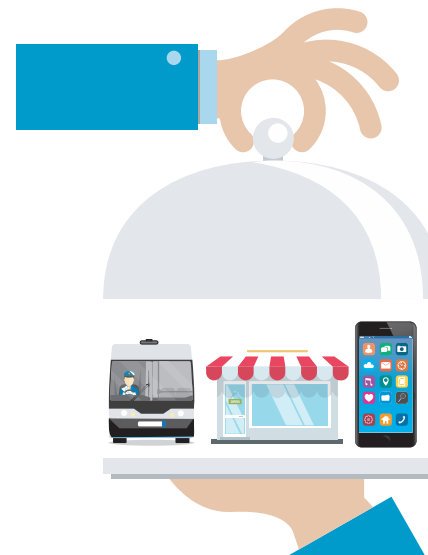


ARE YOU GENUINELY INTERESTED IN THE QUALITY OF LIFE IN THE WORKPLACE?

► Improving the quality of life, based on your comfort and well-being, lies at the heart of our mission.

We will help you adapt to today's new lifestyles. In our buildings and business parks, various services have been made available that help to provide pleasant working conditions. We will assist you in finding the best work-life balance by way of:

- Happiness Managers
- Coworking spaces
- Concierge services
- Company restaurants
- Fitness areas
- Private transport services including electric shuttles
- Service-based digital applications



ARE YOU LOOKING TO STRENGTHEN YOUR ECOSYSTEM?



- We promote collaboration and a business community spirit by designing new spaces for working and exchanging ideas.

- As a result, you have interests in common with the other tenants in our buildings and business parks.
- Positive synergies and potential sales opportunities may arise from these business, sports or cultural communities.

WOULD YOU LIKE TO WORK IN A HEALTHY AND ENVIRONMENTALLY RESPONSIBLE SETTING?



- We provide you with the highest standards in terms of sustainable development.

- Our buildings and business parks have obtained the best certifications and labels: all of our new buildings have at least HQE and BREEAM certifications. We have also participated in the **pilot phase of many labels** (E+C- label, "Smart and connected buildings" label developed by HQE and the Smart Building Alliance, etc.).

- We have developed sustainable services and spaces with a focus on renewable energy, low-carbon initiatives, soft and connected mobility, the integration of nature into cities, etc.

You will benefit from our expertise as an integrated real estate player

Through our model as an integrated real estate player, we develop real estate products and services that meet your expectations and assist you with your changing needs.

1

Our multidisciplinary teams will assist you with your real estate project.

Whether it involves real estate management, security, urban development, legal services or questions, our teams are fully qualified to provide assistance.

2

We provide tailor-made solutions adapted to all your needs.

Converting spaces, developing your site, implementing new services, introducing a mix of uses—we stand ready to help you find practical, efficient solutions.

3

You are central to our strategic vision.

Our customers are at the heart of our vision and model. This includes an innovation policy at the core of our strategy and strong commitments to CSR.

4

You will collaborate with the leader in office property investment in Greater Paris and the main regional cities.

By choosing Icade, a company listed on Euronext Paris, you will work alongside a reliable real estate partner, with Caisse des Dépôts as its leading shareholder.

Through the eyes of our tenants

Beautiful buildings, a pleasant living environment, unique services, integration into the urban fabric—this is just some of the feedback recently obtained from our tenants.



PARIS LA DÉFENSE-NANTERRE

TECHNIPFMC – ORIGINE BUILDING

- **Floor area:** 51,000 sq.m
- **Architects:** Maud Caubet Architectes and Quadri Fiore Architecture

"The Origine building is ideally located right next to Paris-La Défense, at the base of the future Nanterre-La Folie train station. This project, featuring excellent architectural design and aiming for the best environmental certifications and labels, affords us a unique opportunity to produce a building which is at the cutting edge of technology, ergonomics, innovation and aesthetic considerations, in order to promote the well-being and performance of our teams."

Frédérique LE MOIGNE
Real Estate Project Manager

PARIS, 19TH DISTRICT

BNP PARIBAS – LE MILLÉNAIRE 1 BUILDING

- **Floor area:** 22,000 sq.m
- **Architect:** Arte Charpentier Architectes

"Having recently relocated to the Millénaire business park, and in line with the completion of our Real Estate Master Plan in the Paris region, we were looking forward to expanding there by taking advantage of the excellent business environment in this region. It is within this context that Icade suggested that we lease its former headquarters after renovation. Our relocation was made possible by Icade's move to West Paris. It was an opportunity we couldn't miss!"

Michel GROSSI
Head of Real Estate Management – Operational Real Estate, BNP PARIBAS Group



AUBERVILLIERS

VEOLIA – THE "V" BUILDING

- **Floor area:** 45,000 sq.m
- **Architect:** Dietmar Feichtinger

"We are working in a beautiful building with a wood, concrete and glass structure featuring interior gardens and located along the Saint-Denis canal in the business district of the Portes de Paris business park. Thanks to its bioclimatic design, our new headquarters stands out for its energy and environmental performance. This approach reflects our goal to promote environmental excellence."

Valérie FOURTHIES
Real Estate Director, France

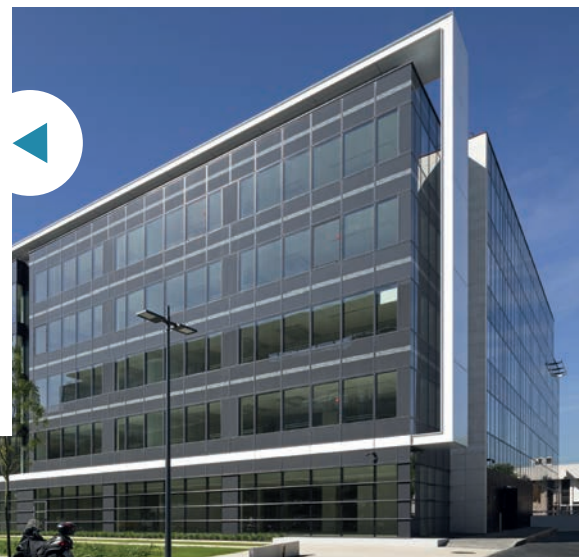
PARIS-ORLY-RUNGIS BUSINESS PARK

BRIDGESTONE – QUÉBEC BUILDING

- **Floor area:** 2,500 sq.m
- **Architect:** Arnaud Fontani architect firm

"After having visited over 50 buildings, we chose the Québec building in the heart of the Paris-Orly-Rungis business park as the site of our future offices. In addition to the building's aesthetic appeal which combines transparency and lighting effects, it was primarily the scope of the services available in the business park which clinched it for us. We will be located in the heart of an actual living, breathing neighbourhood!"

Bertrand MAUMY
Project and Office Manager



PONT DE FLANDRE – PARIS, 19TH DISTRICT

URSSAF – 007 BUILDING

- **Floor area:** 8,600 sq.m
- **Architect:** Anne Carcelen

"We will be moving into our new building in the Pont de Flandre business park in 2020. It was designed in its entirety using BIM, which stands for 3D building information modelling. There are many advantages, including improved design, better cooperation between all the parties involved, compliance with cost constraints and optimised real estate management."

Jean-François RINAUDO
Head of the Real Estate Management Department



BORDEAUX EURATLANTIQUE

ERASMUS+ FRANCE / EDUCATION & TRAINING AGENCY – QUAI 8.2 BUILDING

- **Floor area:** 2,000 sq.m
- **Architects:** Ateliers 2/3/4 – MCVD Architectes – Reichen et Robert & Associés

"By basing ourselves in the southern part of the Bordeaux area, we are located in a business district undergoing major transformations, close to a high-speed train (TGV) station, in a particularly attractive area which reflects the goals of the Erasmus+ European programme aimed at French citizens. Surrounded by buildings possessing strong architectural and environmental identities, the Erasmus+ France / Education & Training Agency has also taken an environmentally responsible approach to its activities."

Laure COUDRET-LAUT
Agency Head



MARSEILLE EUROMÉDITERRANÉE

SOLIMUT MUTUELLE – LE CASTEL BUILDING

- **Floor area:** 4,500 sq.m
- **Architect:** Poissonnier-Ferran Architectes

"Location played a decisive role in our search for new premises and guided our choice for Le Castel. Conveniently situated on Quai de la Joliette, this building is right in the heart of the 2nd district of Marseille.

It has yet another key feature—its unique Art Deco architecture really impressed us. Built in 1929, Le Castel has a rich history as it was once the headquarters of Compagnie Générale Transatlantique, a French shipping company. We are delighted that Solimut Mutuelle will be able to write its own page of history in this iconic building."

Frédéric NAVARRO
Head of Facility Management



Building for every future

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