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PRESS RELEASE

Icade and easyHotel sign a lease for a hotel to be built

in the Portes de Paris business park across from the Condorcet Campus

Paris, June 16, 2020 • Icade and easyHotel have signed an off-plan lease for a term of 12 years with no break option for a 180-room hotel covering 4,000 sq.m to be housed in the JUMP building. Located opposite the *Front Populaire* metro station in Aubervilliers at the entrance of the *Portes de Paris business park*, this future easyHotel will be completed in Q4 2022.



easyHotel plans to open a 180-room hotel with underground parking in Icade's soon-to-be-built JUMP building. The hotel lobby and breakfast room will open onto Place du Front Populaire. Icade will also develop an office building of around 14,000 sq.m with a rooftop open to the public in this 9-storey complex designed by KAAN Architecten. Aiming to obtain BREEAM Very Good environmental certification, the building will be nestled against 15,000 sq.m of green space with over 1,500 trees.

Situated on Place du Front Populaire and served by metro line 12 leading directly to the

city centre of Paris including the Saint-Lazare and Montparnasse train stations, this upcoming easyHotel will be easily accessible thanks to a good road network and public transport services. Through the acquisition of a hotel in the centre of Nice in July 2019 followed by the start of construction on a hotel with over 200 rooms near Paris Charles de Gaulle Airport announced in October and scheduled for completion in 2021, easyHotel has actively pursued its expansion strategy in France.

"The site developed by Icade is in every way aligned with our requirements and will contribute to further expanding our chain's presence in France. The neighbourhood—representing yet another popular spot in the Greater Paris area and arising out of an exemplary urban reconquest project—is easily accessible and well served by public transport. Our hotel will be set amidst a lively, populated area and frequented by business customers, students and tourists drawn by its proximity and easy access to attractive destinations in the area", explained François BACCHETTA, CEO of easyHotel.

"This new agreement will enable Icade to continue its expansion policy for the Portes de Paris business park. Following the signing of a lease with the Organising Committee for the Paris 2024 Olympic Games for the entire Pulse building next door, we are now very pleased to welcome easyHotel which is a great addition to the range of services available on site", declared Olivier WIGNOLLE, CEO of Icade.

easyHotel will open its doors in an urban setting composed of offices, homes and local shops. The neighbourhood already reaps the benefit of being host to a thriving and mature office area. Examples include Icade's Portes de Paris business park (312,000 sq.m of offices, shops and services) and the new Condorcet Campus which, with its 11 buildings set on 6.4 hectares, a large library open to the public, sports facilities, student housing and eating areas frequented by over 12,000 students and researchers, is Europe's leading centre for training in human and social sciences.

About Icade

Building for every future

As an investor and a developer, Icade is an integrated real estate player that designs innovative real estate products and services adapted to new urban lifestyles and habits. By placing corporate social responsibility and innovation at the core of its strategy, Icade is closely involved with stakeholders and users in the cities—local authorities and communities, companies and employees, institutions and associations... As an office and healthcare property investor (portfolio value of €11.5bn as of 12/31/19 on a proportionate consolidation basis) and as a property developer (2019 economic revenues of nearly €1bn), Icade has been able to reinvent the real estate business and foster the emergence of tomorrow's greener, smarter and more responsible cities. Icade is a significant player in the Greater Paris area and major French cities. Icade is listed on Euronext Paris as a French Listed Real Estate Investment Company (SIIC). Its leading shareholder is the Caisse des dépôts Group.

www.icade.fr/en/

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About easyHotel

easyHotel is a British chain of multi-segment budget hotels. It was founded in 2004 by Sir Stelios Hajiloannou and is now 71.6% owned by ICAMAP Investments S.à r.l and Ivanhoé Cambridge. As the company grew, its purpose remain unchanged, namely to offer travel opportunities to the greatest number of people. It now has 40 establishments in 32 cities in 11 countries. All hotels are ideally located, a key asset for the brand to "make cities accessible" to a wide customer base whilst maintaining a focus on value for money. Over the past few years, easyHotel has been dynamic in achieving its ambitious growth objectives, with several developments in the pipeline in major international centres and a carefully planned schedule of hotel openings. ICAMAP Investments S.à r.l. is an investment fund managed by ICAMAP S.à r.l., an asset management company founded by Guillaume Poitrinal, Harm Meijer and Alexandre Aquien.

Ivanhoé Cambridge is a subsidiary of Caisse de dépôt et placement du Québec (CDPQ), one of Canada's biggest institutional fund managers.

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