

PRESS RELEASE
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SEGRO



Olympiades
Paris 13
ASSOCIATION SYNDICALE LIBRE



—Pari Seine—

PARIS



ASL OLYMPIADES, ICADE AND SEGRO LAUNCH NEW PHASE IN REGENERATION OF THE OLYMPIADES AREA, IN PARTNERSHIP WITH SNCF, THE CITY OF PARIS AND SEMPARISEINE

A unique and innovative partnership agreement has brought together four parties from different fields: Icade Promotion, a leading property developer; SEGRO, a key player in logistics real estate in Europe; SNCF and ASL Olympiades, the manager of the Olympiades esplanade which in turn tasked SemPariSeine with carrying out the urban studies.

As such, the architecture-planning firm AUC, winner of the Grand Prix de l'Urbanisme in 2021, is continuing the work previously undertaken in the area involving fine-tuning the Olympiades 2030 master plan.

This partnership was presented last March at the "Ateliers Olympiades", which brought together the main players in the area at the behest of the First Deputy Mayor of Paris in charge of urban planning, Emmanuel Grégoire, and the mayor of the 13th district of Paris, Jérôme Coumet. It follows the signing in July 2020 of preliminary agreements between SNCF and the winners of the "Reinventing Paris 2" competition, Icade Promotion and SEGRO. Under these agreements, these two companies will acquire land on the site of the former Gobelins train station where their winning project "Re-prendre Racine" will be developed.

The Icade Promotion-SEGRO consortium has also commissioned SemPariSeine to help it carry out consultations with residents. An initial meeting for the purposes of informing the public and having them participate and contribute is scheduled to take place in September 2021.



This office and logistics project located in the Olympiades neighbourhood resulted from the partnership between Icade and SEGRO. It was designed in collaboration with the architectural and urban design firms Data Architectes and Anyoji Beltrando and landscape design firm Wagon Landscaping. This complex scheduled for completion by 2025 will include:

- **Mixed-use space built by Icade:**

- Two office buildings totalling around 14,000 sq.m, providing work spaces to both local start-ups and more established companies in the Paris region,
- 4,600 sq.m dedicated to sport (climbing facilities, basketball courts),
- 3,500 sq.m of green space, creating an urban cool island on the Olympiades esplanade.

The complex will be a new destination for local residents and Parisians in general, featuring a large public garden and a café opening out onto Renault and Nationale streets.

- **An urban distribution centre developed by SEGRO:**

Assisted by architectural firms Les Ateliers 4+ and Anyoji Beltrando, SEGRO plans to develop a 75,000-sq.m underground logistics centre intended for urban distribution and last-mile delivery. Serving the city and residents of Paris, the project will be connected to its urban surroundings through the introduction of soft mobility solutions, electric vehicles and delivery tricycles. Lastly, the complex will feature an incubator of new services for local communities. Circular economy initiatives, including a café for socialising, a neighbourhood concierge service, a recycling and reuse centre, a bike repair shop, etc., will further connect the Olympiades area to its surroundings.

ASL Olympiades is delighted to welcome SemPariSeine to the neighbourhood as part of a unique and innovative partnership with the project's developers. This partnership underlines a common urban goal for the neighbourhood and was made possible thanks to the crucial support of ASL Olympiades's historic partner, SNCF. ASL Olympiades will continue to provide strong support to all stakeholders in the development of this real estate project.

ABOUT ICADÉ

DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €14.7bn on a full consolidation basis as of 12/31/2020) and a developer of homes, offices and public amenities (2020 economic revenue of €825m), Icade designs, builds, manages and invests in cities, neighbourhoods and buildings that are innovative, diverse, inclusive and connected, with a reduced carbon footprint. Desirable places to live and work. In collaboration with its stakeholders, Icade has made low carbon a strategic priority in order to reinvent real estate and create cities that are healthier, happier and more hospitable. Icade is a key player in Greater Paris and major French cities. It is listed as a "SIIC" on Euronext Paris and its leading shareholder is the Caisse des Dépôts group.

The text of this press release is available on the Icade website: www.icafe.fr/en/

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ABOUT SNCF IMMOBILIER

SNCF Immobilier is a division of SNCF, France's national railway company. It is responsible for the following activities in support of the Group's five companies: managing office facilities, managing and optimising the real estate used in the course of the Group's operations, developing and optimising the value of land and real estate not needed for the railway system—in particular through its urban and property development subsidiary Espaces Ferroviaires—and providing housing and social housing solutions through its subsidiary ICF Habitat and its portfolio of 90,000 housing units (95% set aside for social housing). SNCF Immobilier has seven regional real estate divisions working alongside local partners throughout France.

Key figures:

- 8.2 million sq.m of industrial, office and social housing space. State-owned railway group with a total of 12.5 million sq.m.
- 20,000 hectares, including 3,000 available for immediate development.
- 90,000 housing units, with 95% set aside for social housing. An average 2,000 housing units built or acquired every year.
- Over 2,800 employees, including 1,560 at ICF Habitat.

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ABOUT SEGRO

REAL ESTATE SOLUTIONS FOR URBAN DISTRIBUTION SERVING THE CITY

Founded in 1920, SEGRO designs real estate solutions for logistics, urban distribution and business parks that meet the needs of its clients across the entire supply chain regardless of industry or company size.

SEGRO is listed on the London and Paris stock exchanges and is a constituent of the FTSE 100 Index. It holds and manages a portfolio of 8.8 million sq.m worth €17.1 billion. The Company operates in France, the UK and six other European countries.

SEGRO has had a presence in France since 1973 and owns or manages 1.5 million sq.m of space in the country. SEGRO buildings include urban distribution and large-scale logistics platforms as well as next-generation business parks located in urban areas and near transport corridors, covering the four major markets of Lille, Paris, Lyon and Marseille.

For further information: www.SEGRO.com

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ABOUT ASL OLYMPIADES

HELPING ACHIEVE A SUCCESSFUL SOCIAL AND SOCIOLOGICAL MIX

An unconventional neighbourhood with incredible architecture, Les Olympiades is at the heart of the 13th district of Paris. With the extension of Line 14 to Orly by 2024, it will also soon be part of Greater Paris. With high-rise buildings, social housing residences, an esplanade open to the public, retail and office hubs, educational establishments and extensive warehouses, the neighbourhood is home to approximately 10,000 residents – half in private condominiums and half in social housing – as well as several thousand users (students, employees, customers, etc.) each day.

In close collaboration with the City of Paris, the town hall and police precinct of the 13th district of Paris and all of the neighbourhood's stakeholders, Association Syndicale Libre Olympiades (ASLO) manages the areas open to the public, such as the esplanade and underground streets, as well as the shared systems and security: budget of €8.5 million, more than 30 km of pipes and 25,000 sq.m open to the public.

For further information: www.asl-olympiades.paris

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