



INEA acquires an 11,000-sq.m business complex near Lyon from Icade Promotion

Paris, March 31, 2022

On March 23, 2022, INEA—through its Flex Park subsidiary dedicated to next-generation business parks—acquired a 10,871-sq.m complex off plan east of Lyon from Icade Promotion.

The project is due to be completed in H2 2023.

It is ideally located close to Lyon in Carré de Soie, a recognised office and business district served by numerous roads and public transport links.

This complex will adhere to the highest standards with rooftop solar panels and BREEAM certification with a minimum rating of Good upon completion.

The four buildings, designed by Z Architecture, are fully divisible and suitable for a wide range of tenants.

“Icade Promotion, which already has a strong presence in Greater Lyon’s office market, has further proven its ability to diversify and adapt to the market’s evolving needs through this next-generation business park project. This deal illustrates Icade Promotion’s continued strong sales performance in the office segment. It also reflects the buoyancy of Lyon’s market and how certain specific areas such as Carré de Soie have recovered”, explained Laurent Doyat, Regional Head of Office Property Development for the Auvergne-Rhône-Alpes region at Icade Promotion.

“This acquisition meets our goal of developing our Flex Park subsidiary outside Paris. Flex Park currently owns business parks mainly in the Paris region. Thanks to this first-rate acquisition, it now operates in major French cities such as Bordeaux and Lyon”, added Arline Gaujal-Kempler, Deputy CEO of INEA.

This transaction was completed with the help of Cushman & Wakefield Lyon and the notary’s offices allez & associés (Maylis Dupont) and ALCAIX (Amaury Gaschignard).

ABOUT INEA

Founded in March 2005, INEA, a French listed real estate investment company (SIIC), invests in new or recent office buildings in major French cities. INEA owns a high-quality property portfolio that meets the needs of its tenants, most of which are subsidiaries of large companies or public-sector entities. As of December 31, 2021, its portfolio consisted of 76 properties totalling over 425,000 sq.m in leasable floor area worth €1,090m, with a potential yield of 7%. INEA aims to grow its portfolio to €2bn by 2026.

For more information: www.fonciere-inea.com



Compartment B **Euronext Paris of NYSE Euronext** – ISIN: FR0010341032
Reuters: INEA.PA – Bloomberg: INEA FP
A member of the IEIF Foncières and IEIF Immobilier France indices
A member of the CAC® Small, CAC® Mid & Small, CAC® All-Tradable and CAC® All-Share indices

ABOUT ICADE

DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €15.5bn on a full consolidation basis as of 12/31/2021) and a developer of homes, offices and public amenities (2021 economic revenue of €1.1bn), 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.

For more information: www.icable.fr/en

Contacts:

INEA

Philippe Rosio
Chairman and CEO
Tel.: +33 (0)1 42 86 64 46
p.rosio@fonciere-inea.com

Karine Dachary
Deputy CEO
Tel: +33 (0)1 42 86 64 43
k.dachary@fonciere-inea.com

PUBLICIS CONSULTANTS

Stéphanie Tabouis
Tel: +33 (0)6 03 84 05 03
stephanie.tabouis@publicisconsultants.com

Theresa Vu
Tel: + 33 (0)6 60 38 86 38
theresa.vu@publicisconsultants.com

ICADE PROMOTION

Charlotte Pajaud-Blanchard
Press Relations Manager
+33 (0)1 41 57 71 19
charlotte.pajaud-blanchard@icable.fr