

PRESS RELEASE

Paris, December 15, 2022, 5:45 p.m.



GRUPE SOCIETE GENERALE

ICADE PROMOTION AND SOGEPROM SIGN OFF-PLAN SALE FOR 13,200-SQ.M OFFICE BUILDING IN PART-DIEU, LYON

On December 13, 2022, Icade Promotion and SOGEPROM signed the off-plan sale of 13,200 sq.m of office and retail space in the heart of Lyon's Part-Dieu district to Union Investment (acting on behalf of UnilInstitutional European Real Estate).



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Formerly an RTE regional headquarters, the building will undergo a major overhaul to the highest technical and environmental standards which will include a timber-framed extension.

Designed by architectural firm Hérault Arnod Architectures, the building will have a leasable floor area of close to 13,200 sq.m over eight floors.

This office project will also include:

- a ground floor with shops, a lobby and amenities (including a business centre with a co-working space);
- a 600-sq.m in-ground garden in a space currently used for underground parking;
- extensive outdoor spaces, including accessible rooftop green space, terraces on all floors and a private garden

A **model of low-carbon construction**, the project also illustrates the expertise of Icade Promotion and SOGEPROM in large-scale renovations and extensions. By building on the existing asset and extensively using renewable bio-based materials, the building will be able to cut its carbon footprint in half and comply with the EU Taxonomy. The project also aims to obtain the best environmental certifications and labels: BBCA with an Efficient rating, HQE with an Excellent rating, Ready to OZMOSE, Wired Score Silver.

The project is scheduled for completion in Q1 2025.

“Icade Promotion, which already has a strong presence in Greater Lyon’s office market, has further proven its expertise in low-carbon construction, as well as its ability to diversify and adapt to the market’s evolving needs. This deal also illustrates Icade Promotion’s continued strong sales performance in the office segment and the buoyancy of the Lyon market, especially in certain specific areas in the city such as Part-Dieu.” Emmanuel Desmaizières, CEO of Icade Promotion.

“This transaction demonstrates SOGEPROM’s expertise in refurbishing assets. It is an eco-friendly project that prioritises the reuse of building materials and the use of renewable bio-based materials. It shows our commitment as a responsible developer and reaffirms our “Pacte 3B” strategy—Low Carbon, Biodiversity et Wellbeing. It illustrates our ambition in this Lyon metropole.” Béatrice Lièvre-Théry, CEO of SOGEPROM.

ABOUT ICADÉ

DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €15.5bn on a full consolidation basis as of 06/30/2022) 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. The text of this press release is available on the Icade website: www.icade.fr/en

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ABOUT SOGEPROM

SOGEPROM, the real estate development subsidiary of Société Générale, has been operating for 50 years in all types of real estate markets, i.e. housing, hotels, serviced residences, offices, business parks, shops, mixed-use urban projects, etc.

SOGEPROM supports its clients which include individual and institutional investors, chains, companies and local authorities throughout the real estate development process.

The company generated total revenue of €839m in 2021, with orders for close to 16,000 housing units and 104,000 sq.m of commercial space over the past five years. It operates throughout France, both inside and outside the Paris region, either directly or via its subsidiaries—SOGEPROM in Nice, Marseille, Toulouse, Bordeaux, Lyon, Grenoble, Centre-Val de Loire (Tours and Orléans) and Normandy (Caen and Rouen); SOGEPROM-PRAGMA in Montpellier; and SOGEPROM-PROJECTIM in Lille.

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