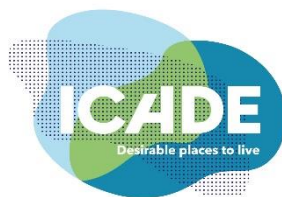


PRESS RELEASE

Paris, May 4<sup>th</sup>, 2023



## ICADE PROMOTION CONVERTS AN 8,000-SQ.M OFFICE BUILDING INTO HOMES IN THE 6<sup>TH</sup> DISTRICT OF LYON

Icade Promotion has begun converting an 8,000-sq.m office building, which was once home to Framatome's (formerly Areva NP) headquarters, into 105 high-end housing units over 15 floors. Located in the 6<sup>th</sup> district of Lyon, the project is scheduled to be completed by 2026. This follows on from the signing of a preliminary agreement in December 2022 between Icade Promotion and SCI Lafayette, a company partly owned by Icade's Office Property Investment Division.

### [A project in line with the transformation of the Lyon Part-Dieu district](#)

Icade is a leading player in the transformation of the Lyon Part-Dieu district through its Office Property Investment Division and Icade Promotion. Its recent projects include:

#### **Office Property Investment:**

- Redevelopment of the 15,900-sq.m NEXT building to be completed in 2024 and already fully pre-let to the APRIL Group and Icade's subsidiary Imagin'Office;
- Renovation of the Lafayette B and Lafayette C office buildings covering 7,900 sq.m completed in 2019;
- Refurbishment of the 8,500-sq.m Lafayette D building;
- Construction of a new building to replace building E, with the addition of an esplanade open to the general public.

#### **Icade Promotion:**

- Phase 1: the over 13,000-sq.m Audessa building featuring office and retail space, sold off-plan to Union Investment in December 2022<sup>1</sup>;
- Phase 2: the nearly 7,000-sq.m Vertuo building including a mix of homes, shops and offices;
- The "6<sup>ème</sup> Art Lafayette" project to be described below.

**These landmark projects illustrate the strength of our business lines as well as their expertise in breathing new life into city districts.**

### [6<sup>ème</sup> Art Lafayette: a mixed-use project that is both innovative and inclusive](#)

The conversion approach adopted for "6<sup>ème</sup> Art Lafayette" makes it an innovative project. Its floors will be reorganised to accommodate apartments with from one to four bedrooms. Continuous, cantilevered balconies will be added to the existing structure. These outdoor spaces will offer breathtaking views of Lyon's Fourvière hill, the city's surrounding areas and even Mont Blanc on a clear day.

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<sup>1</sup> See dedicated press release published on December 15, 2022: [Icade Promotion and Soqeprom sign off-plan sale for 13,200-sq.m office building in Part-Dieu, Lyon](#)

The “6<sup>ème</sup> Art Lafayette” mixed-use building will include different types of housing, with 58 open-market and 46 social housing units (PLUS-PLAI-PLS), in addition to two retail units on the ground floor.

### [A project with a reduced carbon footprint](#)

The project will help Icade Promotion achieve the objectives that it set to reduce the carbon intensity of its business activities by -41% between 2019 and 2030. This building conversion will avoid 2,310 tonnes of CO<sub>2</sub> compared to demolition and reconstruction, i.e. a 30% reduction in the project’s carbon footprint. Aiming to obtain the **BBC Effinergie Renovation label** and **NF Living Environment HQE certification for renovation**, this ambitious project also complies with the **2025 objectives set out in the French Environmental Regulations RE2020**.

An esplanade located in the centre of the block will be open to all and a tree-filled garden will be created to satisfy the need for nature felt by residents and users alike.



### **Participants and key figures:**

- Property developer/project owner: Icade Promotion
- Project management:
  - Architect: Clément Vergély architectes
  - Structural engineering consultant: RBS Alpes Auvergne
  - Utility engineering consultant: Osmoz
  - Acoustic engineering consultant: Leguillette Acoustique
  - Economist: CYPRIUM
  - HQE certification consultant: C+pos
  - Landscape architect: Itinéraire bis
- Project to be sold off-plan to owner-occupiers and/or buy-to-rent investors, through the internal and external sales networks, starting on March 31, 2023

### **ABOUT ICADÉ** **DESIRABLE PLACES TO LIVE**

*As an office and healthcare property investment company (portfolio worth €15.1bn on a full consolidation basis as of 12/31/2022) and a developer of homes, offices and public amenities (2022 economic revenue of €1.3bn), 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.icable.fr/en](http://www.icable.fr/en)

### **CONTACTS**

**Anne-Sophie Lanaute**

Head of Financial Communication and Investor Relations

+33 (0)1 41 57 70 29

[anne-sophie.lanaute@icable.fr](mailto:anne-sophie.lanaute@icable.fr)

**Marylou Ravix**

External Communication Manager

+33 (0)7 88 30 88 51

[marylou.ravix@icable.fr](mailto:marylou.ravix@icable.fr)