



PRESS RELEASE

Paris, May 20, 2025, 5:30 p.m.

Icade and SOGEPROM hand over the refurbished 13,000-sq.m Audessa building in Lyon to Union Investment

On Tuesday, May 20, 2025, Nicolas Joly, CEO of Icade and Béatrice Lièvre-Théry, CEO of SOGEPROM, officially opened the Audessa building acquired by Union Investment in Lyon's Part-Dieu district, in the presence of Bruno Bernard, President of Greater Lyon Authority, Grégory Doucet, Mayor of Lyon and Chairman of SPL Lyon Part-Dieu as well as Marion Sessiecq, Mayor of the 3rd district of Lyon. The building, which formerly housed the RTE headquarters, was entirely refurbished and extended to now total 13,000 sq.m of office and retail space. This marks the completion of the first phase of a wider real estate project. Its second phase, a building called Vertuo including residential units, will be completed in Q1 2026.



Credits: Ringuet Photographie

A major overhaul in the heart of the Part-Dieu district

The Audessa building, the former RTE headquarters acquired by Icade Promotion and SOGEPROM in 2019, was refurbished from top to bottom and extended by 4,300 sq.m. By choosing to refurbish instead of demolishing and rebuilding in a highly built-up area,

CO₂ emissions were reduced by around 50%. In addition, 1,700 sq.m of green outdoor spaces were created, including 600 sq.m set aside for in-ground planting.

The Hérault Arnod architectural firm designed the entire project in the 'Part-Dieu' style, meaning angular geometric shapes, glazed structures, natural materials and symmetry. The building has obtained the Ready to OsmoZ label and the following certifications: HQE Sustainable Building, BBCA with an Excellent rating and WiredScore Gold.

Making the district more mixed-use

Acquired off-plan in December 2022 by Union Investment from two property developers, Audessa now has 13,000 sq.m of floor area, including 12,100 sq.m of office space and 900 sq.m of retail space. It also features 43 parking spaces equipped with EV chargers on basement level 1 in addition to two spaces for non-motorised vehicles for the building's users. Lastly, the building features 1,100 sq.m of green and smart terraces.

Through their mixed-use design and spaces open to the public, Audessa and the soon-to-be-completed Vertuo will contribute to breathing new life into Lyon's Part-Dieu district.

"The Audessa building, through its architecture and mixed-use design, coupled with those of Vertuo, as well as the quality of its refurbishment and materials used in its extension, illustrates the desire of Icade and its partners to build in a more sustainable way, using existing buildings as a starting point. In this central district of Lyon, Icade is working hand in hand with the municipality and Greater Lyon Authority to rebuild the city in a more sustainable way, by adding green spaces and diversifying uses. Audessa is the second project that our Group has completed in this area in just a few months, with several others underway. Lyon is undergoing change and we're proud to be part of this transformation alongside local players and financial partners," explained Nicolas Joly, CEO of Icade.

"The Audessa building that was officially opened today is a striking example of the transformation taking place in Lyon's Part-Dieu district. It also showcases SOGEPROM's expertise in completing ambitious and sustainable refurbishment projects. This project includes an extension with a timber and concrete structure, partially unsealed land, bio-based materials and reused materials. We are particularly proud of these efforts given our CSR commitments set out in our 'Pacte 3B' for low carbon, biodiversity and well-being. Audessa reflects our ability to design complex projects for users, local authorities and the city of tomorrow. By boldly transforming existing buildings to meet our high standards, we are collectively proving that it is possible to combine architectural innovation, environmental performance and quality of life," noted Béatrice Lièvre-Théry, CEO of SOGEPROM.

"We are delighted to have acquired Audessa as our first investment in Lyon. Above and beyond its elegance, this building reflects our vision for high-quality, sustainable commercial real estate that is seamlessly interwoven into its urban environment. Centrally located in France's leading business hub outside Paris, it demonstrates a building's ability to reinvent itself to provide its

future users with a modern, top-notch working environment with services and amenities,” declared Tania Bontemps, Chairwoman of Union Investment Real Estate France.

ABOUT ICADE

Icade is a full-service real estate company with expertise in both property investment (portfolio worth €6.4bn as of 12/31/2024 – 100% + Group share of joint ventures) and property development (2024 economic revenue of €1.2bn) that operates throughout France. Icade has forged long-term partnerships to respond to emerging trends in the industry. It has made climate issues and the preservation of biodiversity central to its business model to reinvent real estate and contribute to more sustainable cities. It is listed as an “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

Since 1972, SOGEPROM Group has been serving its customers in France (local authorities, companies, retailers, institutional investors and private individuals) throughout the property development process, whether for housing, hotels, serviced residences, offices, shops, mixed-use urban projects or asset refurbishments.

As Société Générale’s property development subsidiary, SOGEPROM benefits from being part of a major banking group and is playing a role in designing the city of tomorrow. Its teams are present throughout France, with its 13 regional offices located in the Paris, Hauts-de-France (under the SOGEPROM-PROJECTIM brand), Auvergne-Rhône-Alpes, Provence-Alpes-Côte d’Azur, Occitanie (under the SOGEPROM and SOGEPROM-PRAGMA brands), Nouvelle-Aquitaine, Centre-Val de Loire and Normandy regions.

As a responsible property developer, SOGEPROM has made its Pacte 3B central to its projects and is committed to low-carbon solutions, biodiversity and well-being, in order to build a better, more sustainable future.

In 2024, SOGEPROM’s revenue totalled €682.6m, including tax (contracted).

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ABOUT UNION INVESTMENT REAL ESTATE FRANCE

Operating in France for over 20 years, Union Investment has a portfolio worth an estimated €3.9 billion that includes office properties, hotels, shopping centres and logistics platforms both inside and outside the Paris region. <https://realestate.union-investment.com/fr>

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