



PRESS RELEASE

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ICADE AND EMERIGE CHOSEN TO DEVELOP A 35,600-SQ.M MIXED-USE PROJECT IN ROQUEBRUNE-CAP-MARTIN

As part of the tender process conducted by the local public-sector planning company (SPLA) Riviera Française, Icade and Emerige have been chosen to develop a large-scale mixed-use project in the “Cœur de Carnolès” development zone in Roquebrune-Cap-Martin (Alpes-Maritimes) between Monaco and Menton.



This mixed-use project meets many objectives that are in line with the expectations of both residents and users, such as:

- **Creating a mixed-use district close to the centre of Roquebrune-Cap-Martin**

Designed alongside Sophie Delhay Architecte, PPX Architectes and Fresh (as coordinator), the project, led by Icade and Emerige, will feature:

- **405 residential units covering 30,750 sq.m, including:**
 - 195 open-market sale units;
 - 60 affordable home ownership units;
 - 150 social housing rental units;
- **1,450 sq.m of office space;**
- **3,100 sq.m of retail space including:**
 - a 2,400-sq.m food outlet (Super U);
 - 700 sq.m of local shops, adding to the options available in the city centre, mainly food stores selling pastry, chocolate, fish, meat, prepared dishes, cheese, Mediterranean-style snacks, etc.
- **844 parking spaces;**
- **300 sq.m for law enforcement.**

- **Providing a wide range of high quality residential solutions**

The project has been designed to offer outward facing housing that is seamlessly interwoven into its environment. Each dwelling will have a balcony or an outdoor terrace with the project also including eight penthouses.

Thanks to their bioclimatic and energy-efficient architecture, the residential buildings will ensure the year-round comfort of the people that call them home.



- **Building an eco-district that is a model sustainable city**

This project, spearheaded by Icade and Emerige, will offer residents and users a green eco-district with cool islands, a 5,400-sq.m landscaped park and so much more. A rooftop urban agriculture project will be conducted in partnership with Terrae. The municipality and the project partners have all agreed to pay particular attention to preserving the remarkable trees on the site.

Renewable energy (geothermal probes, photovoltaic panels) will supply 81% of the district's needs. The reuse of materials (soil from the site and gabion walls) will also be encouraged. Thanks to these features, the project is aiming to obtain the best labels: Sustainable Mediterranean Neighbourhood (QDM), Sustainable Mediterranean Building (BDM), ÉcoQuartier and E+C- label with an E3C1 rating.

- **Making a strong commitment to culture**

The project will adhere to the "A Work of Art for Every Building" charter which Icade and Emerige were the first to sign. It aims to expose as many people as possible to art by introducing works into residential and office buildings. Icade and Emerige have chosen to focus their artistic initiatives on the site's history by bringing together local artists and the street artist Anthony Alberti.

Works will be placed in and around all of the project's buildings.

The first homes will be completed in Q4 2025. This project represents revenue of €196.5m excluding taxes.

“By creating a district where people will want to live and work, our project in Roquebrune-Cap-Martin is fully in line with Icade’s Purpose! ” declared Emmanuel Desmaizères, CEO of Icade Promotion. The amenities and affordable homes that we will provide will satisfy the need for nature felt by residents and users alike, as all of the residential units will have an outdoor space, thus fulfilling the commitment made by Icade Promotion through its “Naturellement chez soi” housing solution.”

For Benoist Apparu, Chairman of Emerige, *“This project in Roquebrune-Cap-Martin reflects the values, know-how and commitments of the Group and its subsidiary Emerige Méditerranée as regards quality, sustainability, architectural style and the presence of art in everyday life. The environmental goals of this mixed-use project are perfectly in line with our CSR policy and, in particular, with its “Investing in the Sustainable City” environmental pillar which sets out a carbon reduction pathway as well as 15 enforceable measures to preserve and encourage urban biodiversity and promotes the circular economy and the reuse of materials.”*

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 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 “SIC” 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 EMERIGE

At Emerige, we aim to improve lives by building better cities. This common thread has run through our day-to-day operations for over 30 years as we have adhered to the highest standards. As the leading developer in Paris and the fifth largest in the Greater Paris region, we build each of our residential and office property projects based on the needs shared by our stakeholders, architects, contractors, investors, users, elected officials, partners and artists, with whom we have cultivated a relationship of trust by keeping our promises. Since 2016, we have been committed to a proactive and singular CSR approach that has made art central to our earliest societal commitments by promoting access to culture for all through our patronage policy, the propagation of art in cities and our cultural programmes dedicated to young people. Convinced of the urgency of participating in the ecological transition of cities, Emerige is also committed to the sustainable city through three concrete, measurable and enforceable measures, i.e. establishing a carbon reduction pathway, participating in the “Re-use Booster” project and including 15 measures to encourage urban biodiversity in all our residential and office property projects. It is in the same spirit that the Group, through Emerige Méditerranée, will continue to strive for excellence in terms of architectural design, building quality and resident well-being on the unique Mediterranean coast. www.groupe-emerige.com

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