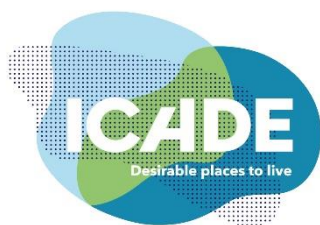


PRESS RELEASE

Paris, December 12, 2022, 7:30 a.m.



ICADE PROMOTION MAKES THREE MAJOR ANNOUNCEMENTS DURING THE SIMI TRADE SHOW

During the SIMI commercial real estate trade show, Icade Promotion made three major announcements summarised in this press release:

- Icade Promotion chosen to develop an innovative housing project covering over 8,000 sq.m in the 12th district of Paris
- Icade Promotion and SEMIIC Promotion sell over 15,000 sq.m of office space off-plan
- Icade Promotion's subsidiary Urbain des Bois and Bois de France sign a partnership agreement

These three new operations, which are in line with the Company's roadmap, reflect Icade Promotion's continued sales momentum and the expertise of the teams in a market that remains complex and uncertain.

Icade Promotion chosen to develop an innovative housing project covering over 8,000 sq.m in the 12th district of Paris

Following a competitive selection process launched in 2021 for Lots L3/L4, Espaces Ferroviaires has chosen Icade Promotion to develop a project for over 8,000 sq.m of open-market housing units and retail space in the Messageries district in Paris (12th district). Les Messageries is one of the most ambitious urban regeneration projects in Paris. The project is scheduled for completion in 2025.



An ambitious environmental approach:

Lots L3/L4 will help Espaces Ferroviaires achieve its goal of reducing CO₂ emissions in the district as a whole by 30% and meet the 2031 carbon target of French environmental regulation RE2020 for the property project.

This will be achieved by:

- **Promoting a new way of building** through the widespread use of renewable bio-based and natural mineral materials (mainly timber frames);
- **Supporting plant and animal life in the city** with 50% of the district comprising green spaces, thus promoting the well-being of residents;
- **Reducing long-term energy consumption** with at least 50% of the energy consumed coming from renewable sources.

Low-impact construction:

Icade Promotion intends for this project to be a showcase in terms of quality of life: buildings that are both compact and eco-friendly, timber frames, flexible housing and outdoor spaces.

Link to the dedicated press release: [Espaces Ferroviaires chooses Icade Promotion to develop an innovative housing project in Paris \(12th district\)](#)

Icade Promotion and SEMIIC Promotion sell over 15,000 sq.m of office space off-plan in Romainville

On November 28, 2022, Icade Promotion and SEMIIC Promotion sold the second phase of the Envergure building complex off-plan to Goldman Sachs Asset Management and Hemisphere. Covering 15,150 sq.m, it is part of a project in Romainville (Seine-Saint-Denis) which will be developed in two phases, totalling nearly 48,000 sq.m of office space.



Sold off-plan on March 28, 2022, the first phase of the project will total close to 33,000 sq.m. The speculatively developed second phase sold on November 28 will include over 15,000 sq.m of office space and nearly 4,600 sq.m of residential space.

Located in the Horloge development zone (ZAC), the Envergure project aims to obtain HQE certification as well as the BREEAM and E2C1 labels.

This second phase is scheduled for completion in Q1 2025. The first phase will be completed in the summer of 2024.

This deal reflects institutional investors' strong appetite for attractive office projects.

Link to the dedicated press release: [Icade Promotion and SEMIIC Promotion sell over 15,000 sq.m of office space off-plan to Goldman Sachs AM and Hemisphere in Romainville](#)

Urbain des Bois and Bois de France sign a partnership agreement



On December 6, 2022, Icade's low-carbon construction subsidiary, Urbain des Bois, entered into a partnership agreement with Bois de France aimed at promoting the use of French sourced and processed wood in its real estate projects.

This partnership will allow Urbain des Bois to **strengthen the traceability of the materials used in its property projects.**

The transport of materials burns fossil fuels, and so by seeking **greater control over the origin of its materials, Urbain des Bois hopes to shorten supply chains.**

Urbain des Bois is **committed to structuring the value chain so that wood and renewable bio-based materials become an increasingly important feature of its construction projects. It will achieve this by ensuring that French sourced and processed wood makes up at least 50% of the materials used in all of its projects.**

In this way, Urbain des Bois is helping to support the French forestry and timber industry and, more broadly, the French economy and local employment.

Link to the dedicated press release: [Urbain des Bois and Bois de France sign a partnership agreement](#)

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 "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.icafe.fr/en

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