



**URBAIN  
des BOIS**

## ICADE PROMOTION SUBSIDIARY, URBAIN DES BOIS, TO DEVELOP INNOVATIVE RESIDENTIAL PROJECT IN FERNEY-VOLTAIRE (AIN)

Icade Promotion Pays de Savoie and its low-carbon construction subsidiary, Urbain des Bois, have been selected as part of the tender process launched by SPL Terrinnov to develop lot B12 of the Ferney-Genève Innovation development zone. The project covering nearly 7,200 sq.m will eventually include around 130 homes made mostly (c. 75%) from timber.



Extending over nearly 65 hectares in Ferney-Voltaire, at the gateway to Geneva's international airport, the Ferney-Genève Innovation development zone is part of the Greater Geneva economic project.

Close to Ferney-Voltaire town centre, the lot B12 project proposed by Urbain des Bois will include:

- 10 affordable home ownership units;
- 70 open-market sale units;
- An apartment hotel with a social mission (RHVS) comprising around 50 apartments;
- A business premises covering approximately 150 sq.m.

Designed by BARRAULT PRESSACCO, the project will include innovative energy solutions (cooling for the housing units connected to the development zone's heating network) and aims for ambitious levels of certification (NF Living Environment HQE, Excellent rating, Bâtiments Biosourcés label (biosourced building), Level 3, and Swiss Minergie-P label).

The project will also be cutting edge in terms of the circular economy, with the Cycle Up construction materials reuse platform, an Icade-EGIS joint venture, providing outdoor furniture made from reused materials.

*"Our aim is for timber to make up roughly 75% of this project (framework, façades, flooring, insulation, etc.)," said Anne Fraisse, CEO of Urbain des Bois. "We'll give preference to locally sourced wood, and with the help of local players in the sector we'll use the best construction methods: that is Urbain des Bois' speciality!"*

*"The project we're proposing illustrates Icade's Purpose in every respect," explained Emmanuel Desmaizières, CEO of Icade Promotion. "The various types of home ownership options offered meet our commitment to housing for all, while our "1 tree for every resident" initiative promotes nature in the city". This project is part of Icade Promotion's continued growth and ambitious environmental roadmap."*

The project, which represents revenue of €38 million, is scheduled for completion in Q2 2025.

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### ABOUT ICADE and URBAIN DES BOIS

#### DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €15.5bn on a full consolidation basis as of 12/31/2021) 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.

## CONTACTS

**Charlotte Pajaud-Blanchard**

Press Relations Manager

+33 (0)1 41 57 71 19

[charlotte.pajaud-blanchard@icade.fr](mailto:charlotte.pajaud-blanchard@icade.fr)

**Anne-Sophie Lanaute**

Head of Financial Communication and Investor Relations

+33 (0)1 41 57 70 29

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