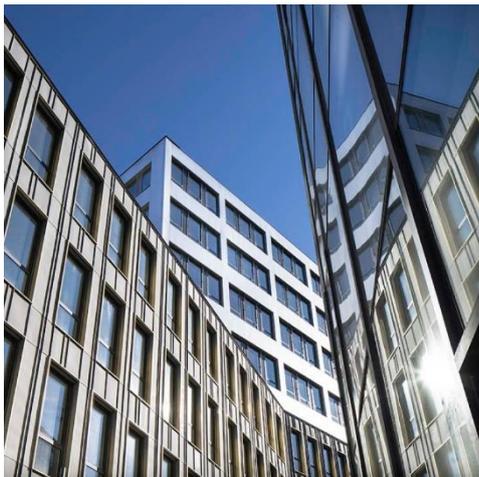




## ICADE, VINCI IMMOBILIER AND COVIVIO OFFICIALLY OPEN QUAI 8.2 IN BORDEAUX

Olivier Wigniolle, CEO of Icade, Olivier de la Roussière, Chairman of VINCI Immobilier and Olivier Estève, Deputy CEO of Covivio, have today officially opened the Quai 8.2 complex, located in the heart of the Bordeaux Euratlantique business district. The opening ceremony took place in the presence of Nicolas Florian, Mayor of Bordeaux, Regional Councillor of Nouvelle-Aquitaine and Vice-Chairman of Bordeaux Métropole, Elizabeth Touton, Chairwoman of the Board of Directors of the “Bordeaux-Euratlantique” Public Urban Development company (EPA), Deputy Mayor of Bordeaux and Metropolitan Councillor of Bordeaux Métropole, and the architecture firms Ateliers 2/3/4/, MCVD Architectes and Reichen et Robert & Associés.



Located at the heart of the Bordeaux Saint-Jean Belcier development zone, close to the Bordeaux Saint-Jean train station, Quai 8.2 is an iconic 43,000-sq.m mixed-use project for the Bordeaux-Euratlantique EPA.

The project, designed by architect firms Ateliers 2/3/4/, MCVD Architectes and Reichen et Robert & Associés and co-developed by Icade and VINCI Immobilier, includes:

- **19,500 sq.m of office space (Ateliers 2/3/4/)**, divided between two buildings, mainly occupied by Orange, Allianz Vie, Hays, Erasmus+ France / Education & Training Agency and SQLI. These offices feature 3 green terraces each measuring 510 sq.m and an interior courtyard connecting users to the city. In addition, both buildings have an 800-sq.m restaurant shared by several companies;
- **10,000 sq.m of office space (Reichen et Robert & Associés)** mainly occupied by Spaces and Thermo Fisher;

- **An ultra-connected “Student Factory” student residence (MCVD Architectes)** with 116 apartments ranging from 20-sq.m studios to 60-sq.m, three-bedroom duplexes ideal for apartment sharing, strategically located close to public transport and shops;
- **A 4-star Golden Tulip hotel (Reichen et Robert & Associés)** with 111 rooms over 7 floors featuring meeting and co-working spaces plus a restaurant open to the general public;
- **A 3-star B&B hotel (Reichen et Robert & Associés)** with 126 rooms over 9 floors;
- **2,000 sq.m of retail space;**
- **A shared 436-space car park.**

The office buildings have obtained HQE® certification with an “Excellent” rating, BREEAM® certification with a “Very Good” rating and the Effinergie -10% label.

As Quai 8.2 has been designed as a “rallying point”, the shared foundation of its buildings creates a lively, pedestrianised shopping area, combining living and working spaces.

The development is actively involved in Bordeaux-Euratlantique’s Project of National Significance (OIN), whose goal is to create a new urban centrality and ensure Bordeaux’s place among Europe’s most appealing cities.

As co-investors, Covivio and Icade will remain the owners of the three office buildings which were partially completed at the end of 2018 and Q2 2019. Icade is also the owner of the B&B hotel. The Golden Tulip hotel, operated by Louvre Hotels Group, was sold to a private investor.

The complex is currently 86% leased.

### **Project fact sheet:**

- **Co-developers:** VINCI Immobilier and Icade

- **Co-investors:** Icade and Covivio

- **Total floor area:** 43,000 sq.m divided between 5 buildings

#### **- Project features:**

- 19,500 sq.m of office space divided between 2 buildings (Lots B) and 2,000 sq.m of ground-floor retail space
- 10,000 sq.m of office space in 1 building (Lot E)
- A 3-star B&B hotel with 3,000 sq.m of floor space (126 rooms)

- A 4-star Golden Tulip hotel with 4,500 sq.m of floor space (111 rooms)
- A 3,300-sq.m “Student Factory” student residence (116 apartments)
- A shared 436-space car park

**- Architects:**

- Reichen et Robert & Associés: hotels, offices, shops and car park (Lots A1/A2, E)
- Ateliers 2/3/4/: offices and shops (Lots B, C)
- MCVD Architectes: “Student Factory” student residence (Lot D)

**- Certifications and labels obtained (Offices):** HQE® Excellent, BREEAM® “Very Good” and Effinergie - 10%

**ABOUT ICADE**

**Building for every future**

As an investor and a developer, Icade is an integrated real estate player which designs innovative real estate products and services adapted to new urban lifestyles and habits. By placing corporate social responsibility and innovation at the core of its strategy, Icade is working closely with stakeholders and users in the cities—local authorities and communities, companies and employees, institutions and associations... As an office and healthcare property investor (portfolio value of €11.7bn as of 06/30/19 on a proportionate consolidation basis) and as a property developer (2018 economic revenues of €1,251m), Icade has been able to reinvent the real estate business and foster the emergence of tomorrow’s greener, smarter and more responsible cities. Icade is a significant player in the Greater Paris area and major French cities. Icade is listed on Euronext Paris as a French Listed Real Estate Investment Company (SIIC). Its leading shareholder is the Caisse des dépôts Group.

The text of this press release is available on the Icade website: [www.icafe.fr](http://www.icafe.fr)

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**About VINCI Immobilier**

Vinci Immobilier, a subsidiary of the VINCI Group, is one of the key property development players in France. Operating throughout France, VINCI Immobilier is active in the two largest markets, namely residential real estate (homes and serviced residences) and commercial real estate (offices, hotels, retail), catering to investors, including institutional investors, and individuals. VINCI Immobilier also lends its consulting and property management expertise to its customers through its “services” division. Through its multi-product solutions and experience in bringing large-scale complex projects to fruition, VINCI Immobilier assists local authorities in carrying out their urban development projects and thus contributes to the development of urban areas. In conjunction with its subsidiaries OVELIA, STUDENT FACTORY and BIKUBE, VINCI Immobilier operates and manages residences for students and seniors in addition to co-living apartment complexes.



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[caroline.maurey@vinci-immobilier.com](mailto:caroline.maurey@vinci-immobilier.com)**About Covivio**

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, listening to their aspirations, combining work, travel and living, and co-inventing vibrant spaces.

A benchmark in the European real estate market with €23bn in assets, Covivio offers support to companies, hotel brands and regions in their pursuit for attractiveness, transformation and responsible performance. Its living, dynamic approach opens up exciting project and career prospects for its teams.

**Solicited ratings:**

Financial: BBB+ / Stable outlook by Standard and Poor's

Non-financial: A1+ by Vigeo-Eiris

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