



## Press Release



**THE CONSORTIUM COMPRISING AG REAL ESTATE, ICADE, LES NOUVEAUX CONSTRUCTEURS (LEGAL REPRESENTATIVE) AND NEXITY, ASSOCIATED WITH THE COMMERCIAL OPERATOR FREY, SELECTED WINNER OF THE CALL FOR PROJECTS “INVENTING BRUNESEAU”**

*Paris, Tuesday, 12 March 2019* – The consortium of developers comprising AG Real Estate, Icade, Les Nouveaux Constructeurs (legal representative) and Nexity, associated with the retail specialist Frey, was selected the winner of the call for projects “Inventing Bruneseau” organized by the City of Paris and the SEMAPA. The “Nouvel R”, as it is known, is an ambitious project to create a real link between Paris and Ivry sur Seine and turn Bruneseau into the first decarbonized district in France.





### **The architectural project**

Advised and guided by the architectural firms of Hardel Le Bihan, Youssef Tohmé Architects, Adjaye Associates and Buzzo Spinelli Architecture, the consortium has designed a new urban centre that is concurrently intense and relaxed. The architectural aspiration of the project is to create an uninterrupted urban continuity between Paris and Ivry sur Seine.

### **Human beings at the heart of the project**

Around the Bruneseau district (free, multipurpose space for the expression of urban cultures), the Kagan district (start-ups, art galleries, craftsmen, etc.), and many shops and common urban areas, the Paris-Ivry drive will breathe life into the district, on the model of the shopping streets in the centre of Paris.

### **Developing the first decarbonized district in France**

The environmental ambition of the Bruneseau project is the highest in the current state of constructional options: to develop the first completely decarbonized district in France, and divide by 5 the carbon footprint linked to the buildings...

### **... by labelling all the buildings E3C2**

This ambition to obtain the E+C- certification, piloted by Elioth, will be made possible thanks to the massive use of wood in the floors, and the generation of local energy at a level never before attained for an urban project of this scope. 65% of the energy consumed in the district will be either renewable or recovered, and 50% will be generated on site.

### **Key figures**

**95,000 m<sup>2</sup>** of which **25,000 m<sup>2</sup>** offices, **50,000m<sup>2</sup>** housing and **20,000 m<sup>2</sup>** shops and activities

A carbon footprint **divided by 5** compared with the Parisian average

**50%** of the energy is generated or recovered on site

Coverage of needs by renewable and recovered energy: **65%**

**To download the 2-photo kit of the project go to: <https://we.tl/t-RSkYIhu04Y>**

## **About the consortium:**

Developers: AG Real Estate, Icade, Les Nouveaux Constructeurs (legal representative), Nexity

Commercial operator: Frey

Architects: Adjaye Associates, Buzzo Spinelli Architecture, Hardel Le Bihan Architectes, Youssef Tohmé Architects

Landscape architect: Bassinet Turquin

Technical Engineering firms: Egis, Elioth, Setec, ILAB by Air Liquide

Operators: Blocbuster, Melt, Plateau Urbain, Surprize

## **ABOUT THE AG REAL ESTATE GROUP:**

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is active in various real estate-related areas: Asset & Property Management, Development & Construction Management, PPP and Financing and Car Park Management via its Interparking subsidiary. AG Real Estate also manages an investment portfolio, both for itself and for external clients, valued at around €6.5 billion. The company employs a staff of over 250 with a wide range of skills and profiles, with another 2,300 employees in car park management across nine different European countries.

AG Real Estate France is the French subsidiary of AG Real Estate, the recognized leader on the real estate market in Belgium. As a player on the French market, AG Real Estate France focuses on its core activity: property development and investment in business real estate.

### ***In a few figures...***

At the end of 2016, AG Real Estate France had developed over 200,000 m<sup>2</sup> of office space and 370,000 m<sup>2</sup> of logistics facilities representing approximately €1.4 billion, which includes the portfolio of pure investments made over the same period. In spring 2017, the portfolio of managed projects represented a potential of 240,000 m<sup>2</sup>. AG Real Estate France is currently developing 300,000 m<sup>2</sup> of projects. The portfolio acquired is highly diverse with offices, business centres, retail, logistics facilities and car parks.

For more information, go to [www.agrealestate.eu](http://www.agrealestate.eu)

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## **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 closely involved 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 €11.3bn as of 12/31/18 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.icade.fr](http://www.icade.fr)

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## **LES NOUVEAUX CONSTRUCTEURS**

Founded by Olivier Mitterrand, the company is a leading developer of new housing units and offices in France and in two other European countries.

Since 1972, Les Nouveaux Constructeurs has delivered approximately 80,000 apartments and single-family homes in ca. 200 municipalities, and 250,000 m<sup>2</sup> of office space in France and abroad.

Firmly established in France, Les Nouveaux Constructeurs is one of the most well-known names in the industry, thanks to its presence in the country's nine largest metropolitan areas and high quality programmes.

Les Nouveaux Constructeurs has been listed on NYSE-Euronext Paris since 2006 (compartment B - code "LNC" - ISIN: FR0004023208).

All LNC press releases are posted on its website:

<http://www.lesnouveauxconstructeurs.fr/informations-financieres/communiqués-de-presse.html>

[LNC.fr](http://www.lnc.fr)

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## **AT NEXITY WE AIM TO SERVE ALL OUR CLIENTS AS THEIR REAL ESTATE NEEDS EVOLVE**

Nexity offers the widest range of advice and expertise, products, services and solutions for individuals, companies and local authorities, so as to best meet the needs of our clients and respond to their concerns.

Our business lines – real estate brokerage, management, design, development, planning, advisory and related services – are now optimally organised to serve and support our clients. As the benchmark operator in our sector, we are resolutely committed to all our clients, as well as to the environment and society as a whole.

Nexity is listed on the SRD and on Euronext's Compartment A

Nexity is included in the following indices: SBF 80, SBF 120, CAC Mid 60, CAC Mid & Small and CAC All Tradable

Ticker symbol: NXI – Reuters: NXI.PA – Bloomberg: NXIFP

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### **ABOUT FREY**

FREY is a property investment company (French REIT) specialising in major urban renewal operations and the development and operation of open-air shopping centres. Its Shopping Promenade® offer a complete offer combining shopping and leisure, to create an "enhanced experience" for all the family. Through its unique expertise, FREY has become a recognised French leader in this resilient asset class, in the deep market (creation, extension, renovation) and in perfect harmony with the expectations of consumers, retailers and communities.

FREY is listed on compartment B of Euronext Paris. ISIN: FR0010588079 - Mnemo: FREY

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