



Press release – Nice, October 11, 2019

Icade Promotion and VINCI Immobilier officially open the Gare du Sud buildings in Nice

On Friday, October 4, 2019, Emmanuel Desmaizieres, CEO of Icade Promotion and Bruno Derville, CEO of VINCI Immobilier, officially opened five residential buildings in the neighbourhood of the Gare du Sud train station, in the presence of Christian Estrosi, President of Métropole Nice Côte d'Azur and Mayor of Nice, Philippe Pradal, First Deputy Mayor of Nice and President of Côte d'Azur Habitat, and Dominique Estrosi Sassone, Senator of the Alpes-Maritimes department and Chairwoman of the Housing Commission at Métropole Nice Côte d'Azur.



A development comprising private, social and student housing

The completion of the five Gare du Sud buildings marks the end of an urban revitalisation project undertaken by VINCI Immobilier and Icade Promotion in a historic neighbourhood.

This residential project totals 300 housing units of different types.

It comprises 67 open-market housing units and 51 social housing units managed by the social landlord Côte d'Azur Habitat, including 16 apartments in the former Riviera Hotel, which has been recently

refurbished. These apartments, having from one to five rooms, benefit from expansive terraces facing due south. The buildings are also equipped with smart letterboxes to facilitate the lives of their residents.

A 182-room “STUDENT FACTORY” student residence was also developed as part of the project. These next-generation residential facilities offer co-working spaces and a number of innovations, including a 100% online booking system, a mobile-enabled access control system for the residence, an app and collaborative website allowing residents to connect with the whole community. The residence is currently fully occupied.

This residential complex has obtained NF Logement H&E certification (environmental quality of housing buildings).

A project interwoven into the Gare du Sud neighbourhood

This residential project represents an important final step in the successful regeneration of the Gare du Sud district.

Since 2014, Icade Promotion and VINCI Immobilier have also jointly developed a total floor area of 45,000 sq.m, including:

- A 750-space car park, including 500 spaces which were completed and handed over to car park operator Q Park in March 2017. Thanks to these new parking spots, the neighbourhood is now completely pedestrianised;
- The historic train shed, which has been rebuilt as an exact replica and will be home to a food court featuring a wide range of culinary delights;
- The construction of a 9-screen Pathé multiplex cinema that opened its doors in March 2018;
- 4,000 sq.m of shops;
- Maison de l’habitant, an information point dedicated to providing housing-related support and advice to the residents of the Nice area;
- A gymnasium intended for use by the nearby secondary school.

Bold architecture in harmony with the historic site, designed by Bernard Reichen and Marc Warnery from REICHEN ET ROBERT & ASSOCIÉS

The Gare du Sud neighbourhood’s historical legacy has been preserved by rebuilding the train shed—formerly operated by the Chemins de Fer de Provence rail company and listed as a historic monument—and retaining the façade of the Riviera Hotel, a landmark in Nice.

The architecture is inspired by the Riviera’s ambiance and refinement by combining historic features with contemporary design, in addition to using live plants and greenery. In 2016, this bold project was also awarded a “Pyramide d’Or” by the French Federation of Real Estate Developers (FPI).

Project fact sheet:

- Co-development: Icade Promotion and VINCI Immobilier (SCCV Nice Gare du Sud owned as a 50–50 joint venture)
- Architects: Bernard Reichen and Marc Warnery from REICHEN ET ROBERT & ASSOCIÉS
- Project owner: Icade Promotion and VINCI Immobilier
- Revenue from the project: €130m incl. taxes
- Total floor area: 45,000 sq.m of floor area

Project plan:

- 5 buildings totalling 300 housing units, broken down as follows:
 - 67 open-market housing units
 - 51 social housing rental units
 - A 182-room STUDENT FACTORY student residence
- A large train shed converted into a food and retail destination
- A 750-space car park, including 500 spaces which have been completed and handed over to car park operator Q Park
- A 9-screen multiplex run by Pathé
- 4,000 sq.m of shops
- A gym run by the Alpes-Maritimes Departmental Council
- A “Maison de l’habitant” providing information to residents of Métropole Nice Côte d’Azur

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.icable.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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