



PRESS RELEASE

Tours, November 20, 2023

## RIVE SUD IN TOURS: ICADE PROMOTION AND LELIÈVRE IMMOBILIER BREAK GROUND ON THE FIRST THREE BUILDING PROJECTS



Icade Promotion and Lelièvre Immobilier laid the foundation stones today for the first three building projects, namely Séquoia, Persea and Chrysalides, in Rive Sud, a new mixed-use district in Tours. This large-scale urban project competed in a selection process launched by the Touraine Chamber of Commerce and Industry in February 2018 aimed at converting a site that housed its own premises and two schools (Excelia and Brassart). Icade Promotion and Lelièvre Immobilier were awarded the contract. They acquired the entire site in July 2022. Comprising ten buildings, Rive Sud is one of the largest projects to be launched in Tours in 2022, with estimated revenue of around €130 million excluding taxes. The whole district has been designed by AAUPC Chavannes & Associés.

**This mixed-use project brings together a wide range of players to respond to the issues facing the city of tomorrow**

AAUPC Chavannes & Associés, a landscaping, urban planning and architecture firm, has designed Rive Sud as a district that meets new urban needs. For example, Patrick Chavannes, the firm's principal, has designed a car-free urban zone crossed from east to west by a future tramway line. In addition, he has assessed heat island effects with the aim of reducing the amount of land developed and restoring open green spaces.

With over 48,500 sq.m of floor space in 10 buildings, the Rive Sud district is a landmark project for the city of Tours.

Upon completion, the district will include:

- 12,000 sq.m of office space
- 1,700 sq.m for a school and sports and health training
- 1,800 sq.m for a medical centre
- 253 owner-occupier units
- 90 rooms in a residence reserved for vulnerable young women
- 54 studio apartments set aside for social student housing, by the social landlord Touraine Logement
- 273 student studio apartments and 80 co-living units
- 2,000 sq.m of ground floor retail space
- 619 parking spaces including 189 underground and 430 above-ground

### **A pilot district with high social and environmental goals**

Responding to the needs of the city of tomorrow also means making the project part of an ambitious environmental strategy.

To this end, a property development consortium called on Agyre, a provider of project management support specialised in the circular economy, to set up solutions to recover materials from the deconstruction of the site's existing buildings. The effort paid off, with 94.5% of materials from deconstructed buildings being recycled, almost 90% of them in situ, and 26.5% of finishings being reused by local players.

Icade Promotion and Lelièvre Immobilier have also promoted biodiversity, both in the buildings (shared rooftop terraces, vegetable patches) and the district at large (insect hotels, bird nesting boxes, soil restoration).

The entire district has obtained HQE Aménagement (urban development) certification and the buildings will bear the E2C1 label and obtain BREEAM "Very Good" certification for offices.

Lastly, with a view to professional integration, the consortium has set up an integration programme with the CREPI Touraine association, bringing together local companies working on the construction site and job seekers. The ultimate aim is to achieve 13,000 hours of integration across the entire site.

### **Spotlight on Séquoia, Persea and Chrysalides—the district's first three building projects**

The project's key players met on Monday, November 20, 2023 to officially launch the start of construction work on the district's first three building projects.

Lot 2, named **Séquoia**, was acquired off-plan by **Touraine Logement** in October 2022. The new Touraine Logement headquarters will occupy almost 1,900 sq.m of this complex which will also include a 54-room residence dedicated to providing affordable student housing.

Lot 3, named **Persea**, will exclusively feature around 5,600 sq.m of office space. An off-plan sale agreement was signed with the Touraine Chamber of Commerce and Industry (CCI) in July 2022 for around 2,000 sq.m and a bilateral preliminary agreement was signed with SAS Persea (CCI, Caisse d'Épargne, Crédit Agricole, Banque des Territoires) in November 2022 for the off-plan sale of around 3,580 sq.m. Construction began in August 2022 with the building also scheduled to obtain BREEAM certification with a Very Good rating.

Lastly, Lot 05 A, named **Chrysalides**, will include 139 residential units, including 50 owned by CDC Habitat, 30 reserved by Valloire Habitat and 59 sold to private individuals for personal use or as an investment. The aim, through this mix of players, is to make it easier for young households to access housing. This wide range of options demonstrates the ability of the stakeholders and players involved in this project to provide housing and explore innovative housing solutions adapted to the various target groups.

### Expected completion dates:

Lot 02 – Sequoia: scheduled for completion in: Q3 2024

Lot 03 – Persea: scheduled for completion in: Q4 2024

Lot 05 A – Chrysalides: scheduled for completion in: Q4 2025

District to be entirely completed by: 2030

### ABOUT ICADÉ DESIRABLE PLACES TO LIVE

*As a commercial property investor (portfolio worth €7.7bn on a full consolidation basis as of 06/30/2023) and a developer of residential and commercial properties as well as public amenities (2022 economic revenue of €1.3bn), 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.icable.fr/en](http://www.icable.fr/en)

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### About Lelièvre Immobilier

A family-owned group founded in 1947, Lelièvre Immobilier has established itself as a major real estate player in Western France and Paris. With almost 220 employees and 26 locations, Lelièvre Immobilier is involved in various activities, including property sales and rentals, condominium property management, commercial real estate and property management, property development and construction, subdivision development, project management support and financial planning. Its in-depth expertise enables Lelièvre Immobilier to respond precisely to the needs of this industry and the expectations of its customers.

For more information and the text of this press release, visit: [www.lelievre-immobilier.com](http://www.lelievre-immobilier.com)

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### About Touraine Logement

A leading player in social housing since 1969 with a strong presence in the Indre-et-Loire region, Touraine Logement operates in over 163 municipalities, in both rural and urban areas. To properly address the expectations of residents and the needs of local authorities, Touraine Logement has carried out major projects that strengthen social ties and improve the quality of life. To meet the needs of seniors, Touraine Logement has also created Hizy®, a provider of a wide range of senior housing options as well as age-friendly solutions for homes. While residential rental property accounts for the bulk of its business, home ownership is also one of its top priorities so that everyone can own their own home on the best possible terms.