



ORIGINE

AN ICONIC BUILDING IN TERMS OF SUSTAINABLE
CONSTRUCTION AND IN-USE PERFORMANCE

Origine was selected at the G20 Summit as one of the 100 Iconic Sustainable Buildings in the world by meeting the following five criteria

Sustainable materials

Bioclimatic architecture with a hybrid timber and concrete structure to reduce the carbon footprint.

Renewable energy

Photovoltaic solar panels, geothermal energy and a green electricity contract.

Smart building

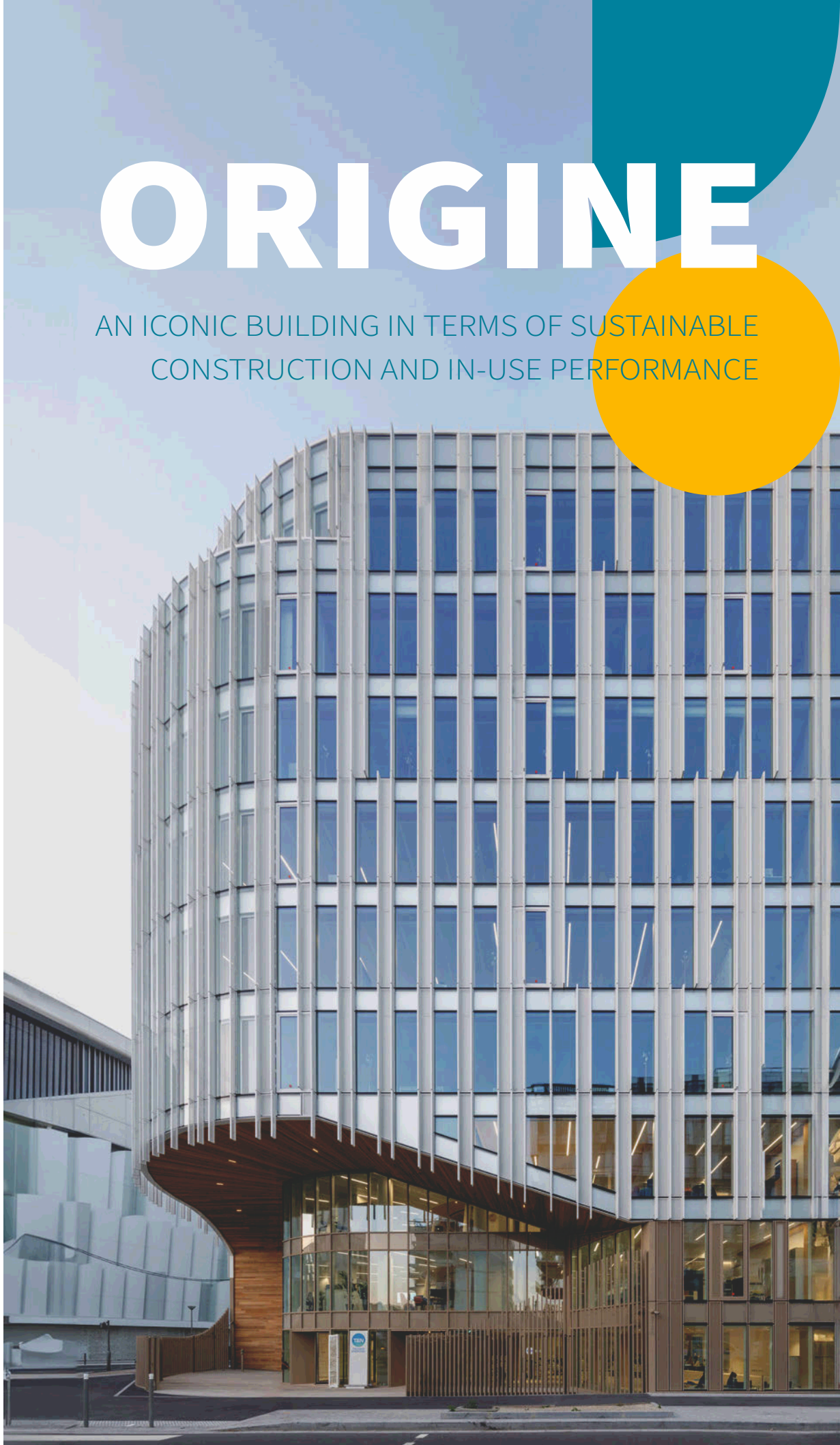
A smart electricity grid that manages energy storage and distribution.

Nature-based solutions

6,500 sq.m of landscaped areas and loggias, to reduce heat island effects.

Passive ventilation

Over 1,800 windows can be opened for natural ventilation.





A SHOWCASE OF ICADE'S EXPERTISE BOTH IN TERMS OF ITS LOW-CARBON CONSTRUCTION AND IN-USE PERFORMANCE

Origine was designed based on bioclimatic architecture with a hybrid timber-concrete structure (half of the pillars are from French-sourced wood), featuring geothermal energy, connection to district heating networks, integrated photovoltaic panels, natural light, rainwater collection systems, etc.

It is also part of the new generation of smart buildings—designed and developed using building information modelling (BIM) with a smart electricity grid that manages energy storage and distribution.



ICADE

Technip Energies also signed a lease with climate criteria with Icade. This lease commits both tenants and landlords to meeting quantified decarbonisation targets, i.e. -90% by 2030 for energy and refrigerants.

In 2023, EDF Energies Renouvelables brought the occupancy rate in the complex to 100% by also signing a lease with climate criteria for close to 14,000 sq.m.

Over **36%** of Origine's frame is timber-based



The synergies between Property Investment, Property Development and support functions made it possible to successfully manage this large-scale development project. For example, 80% of the office space was pre-let to a first-class tenant.”

The Icade team responsible for the Origine project



Technip Energies trusted Icade to build its next-generation offices

In late 2015, Technip Energies launched a call for projects aimed at bringing its teams in Paris together under one roof. Our goal was to create an innovative setting for our employees, partners and customers. That is how we chose the Origine project which was in line with our vision of the office of tomorrow.”

Frédérique Le Moigne, VP Real Estate Project Manager at Technip Energies



We opted for bioclimatic architecture putting wood centre stage. The built environment, nature and biodiversity come together to form a whole.”



Maud Caubet, Maud Caubet Architectes



Donatienne Jannel, Quadri Fiore Architecture

Origine, an architectural project that is both innovative and sustainable with users in mind

To develop this complex featuring offices and amenities, Icade and its partners took up the challenge to reconcile an urban setting with nature for the well-being of its users.

Maud Caubet Architectes and Quadri Fiore Architecture designed the Origine complex, having taken inspiration from the rocky islands in Ha Long Bay. What makes this project unique is the harmony between the built environment and nature. The two buildings 8 and 9 storeys high with offices and amenities (restaurant, business centre, gym, concierge service, etc.) are wrapped around a central garden connected to the neighbourhood. As such, the workspaces offer unobstructed views. Nature is also present thanks to the leafy terraces that punctuate the façades.



origine
NOUVELLE NATURE URBAINE

Origine's hybrid timber and concrete structure sets it apart from the rest. Wood is used to create comfortable spaces, such as loggias that can serve as places to meet and socialise. The circular wooden balconies in the atrium, a nod to the Guggenheim Museum in New York, encourage informal interaction. The atrium's design was the inspiration behind Origine's logo.



69,000 sq.m
Two buildings with office space and amenities

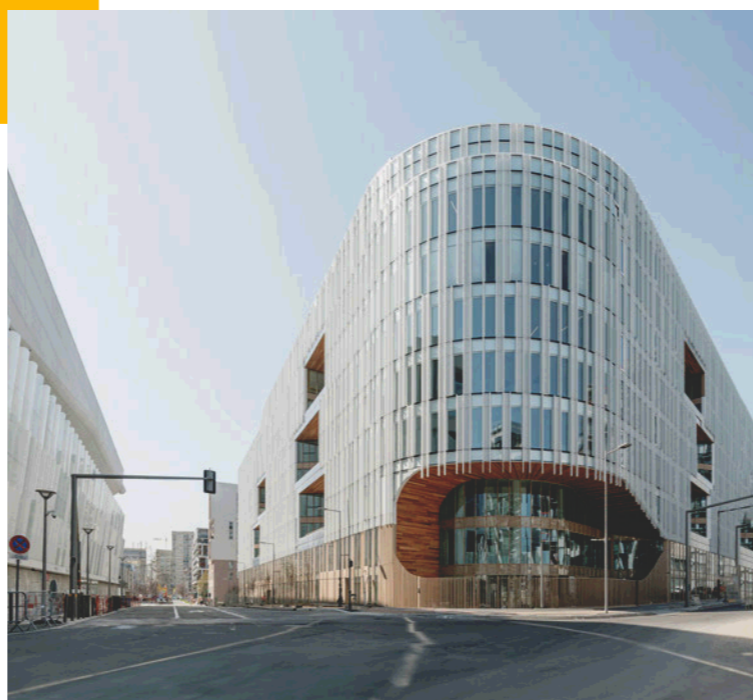
Origine breathes new life into the neighbourhood

This major project strengthens the social and economic fabric of Paris-La Défense and Nanterre

Paris-La Défense has become much more than just a business district. With offices, homes, green spaces, cultural facilities and various types of hotels, it's an ideal place for both work and play. This must-see neighbourhood in Greater Paris has contributed to turning Nanterre into an innovative, sustainable and liveable city. Origine is strategically located, with access to many public transport networks (RER A, RER E, Line 15 of the Grand Paris Express). Just a stone's throw from the Paris La Défense Arena, the Origine complex is one of the reasons why Nanterre-Préfecture attracts so many. In addition, the Edenn building will soon be built by Icade in this same area. It will also meet user expectations in every way in terms of flexibility, central location, best-in-class CSR approach, and amenities.

Among the 15% most energy-efficient office buildings according to ADEME:

Origine obtained a B+ energy performance rating, with a primary energy consumption of 53 kWh pe/sq.m/year.



PROJECT STAKEHOLDERS



Urban planner

Project owner representative

General contractor



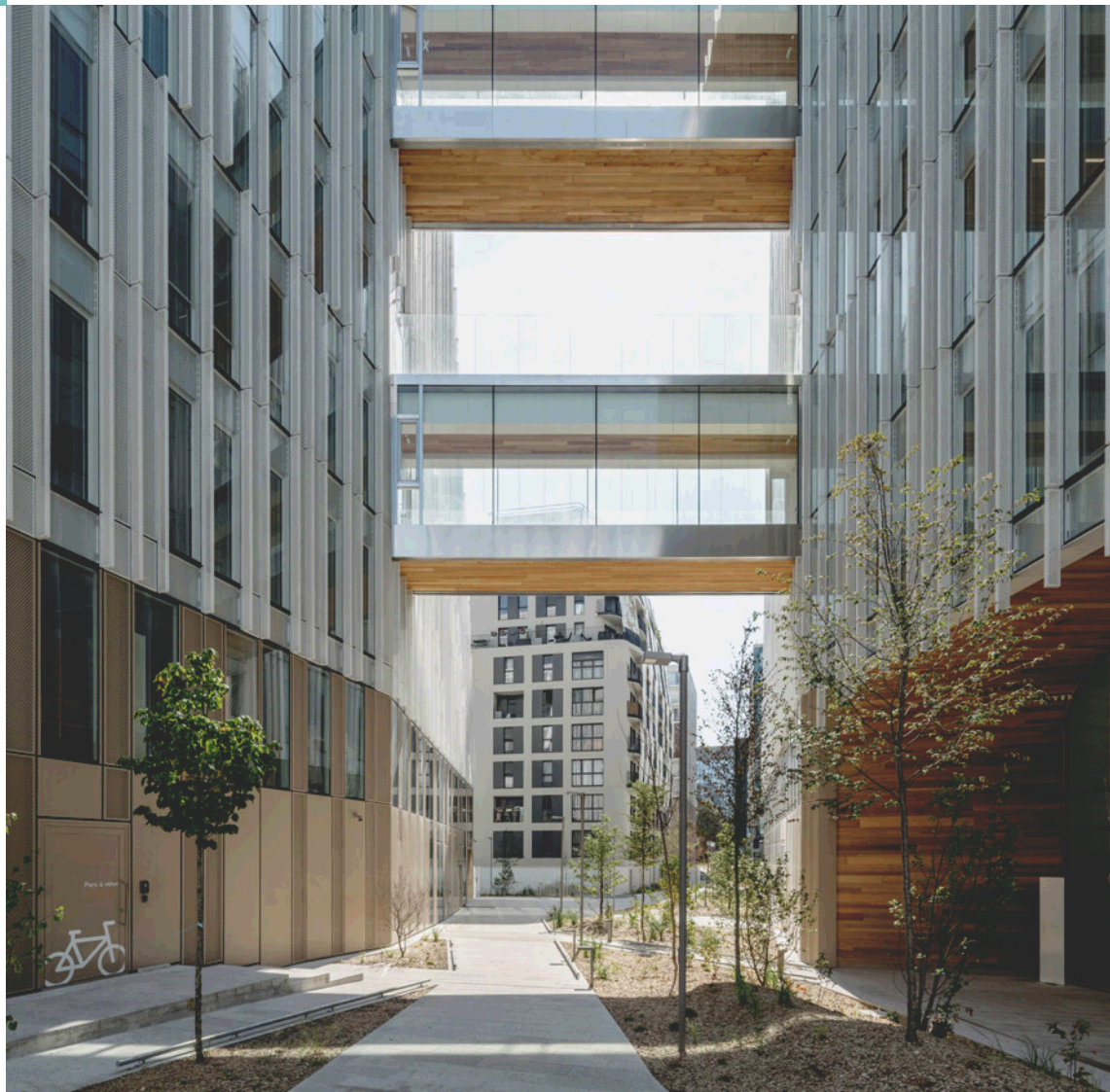
Investor and project owner

Architectural consortium

Project manager

Origine's largest tenant

Origine tenant



2021

Completion of Origin

9 years

Lease term with no break option under the pre-let signed between Icade and Technip Energies in 2018

51,000 sq.m

of leasable floor space for the offices and amenities leased by Technip Energies in the Origine complex

70,000 sq.m

of offices and amenities

