



Press release

Deeds of sale signed for Blocks D and E

The Athletes Village takes another step forward

Tuesday, February 2

Last week, the Athletes Village passed another milestone:

- **SOLIDEO signed the deeds of sale with real estate companies for the land of Blocks D and E in the future Athletes Village.**
- **The consortium formed by Nexity, Eiffage Immobilier, CDC Habitat and EDF and the one formed by Caisse des Dépôts, Icade and CDC Habitat are now the official owners of the land upon which the project is to be built.**
- **The signing of these deeds of sale marked the successful completion of the marketing process that started two years ago in 2019 and the beginning of the subcontractor selection process.**



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Habitat_UAPS_Brenac&Gonzalez&Associés_Atelier Pascal

Gontier_NP2F_Post-Office Architectes_Ailleurs-Studio

The Athletes Village, a full-scale demonstration of the city of tomorrow

The Athletes Village is our flagship project. It will be where over 14,000 athletes from around the world and those accompanying them will live, sleep and eat during the Olympic and Paralympic Games. After the Games, it will be transformed into a neighbourhood that is sustainable, innovative and inclusive. It will include homes, supportive housing units, shops, offices and new public amenities such as childcare centres, primary and high schools, gyms, etc.

This Village is a full-scale example of the city of tomorrow which will be both sustainable and inclusive.

Aligned with the objectives of the Paris Agreement, we and our partners will demonstrate that it is possible to build in a way that reduces carbon emissions by half over the whole life cycle of buildings, preserves biodiversity and provides real quality of life to its residents.

In addition to being a place where we can try out and improve our tools for ecological transition, the Athletes Village has set high goals for economic and social inclusion. Our objective is for the Paris 2024 Olympic Games to be a catalyst for best practices and a driver of growth.



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“I am both proud and happy to have signed these deeds of sale with consortia made up of national players which reward over two years of work.

These signings mark the end of the preliminaries and officially launch the construction phase of the Athletes Village set to start next spring.

*Despite a tight schedule and stringent environmental requirements, all the partners, both public and private, were able to take up the challenge of creating a project that is distinctive, complex and ambitious and which will showcase France’s construction industry”, explained **Nicolas Ferrand, CEO of SOLIDEO.***

*“Under this agreement, the consortium formed by Caisse des Dépôts, Icade and CDC Habitat is operationally committed to building an Athletes Village which is exemplary in terms of urban innovation and environmental excellence. The Quinconces neighbourhood will serve as a symbol of green urban planning of the future. After housing athletes from all four corners of the world, it will leave behind an inclusive and inviting neighbourhood that meets the specific needs of the Seine-Saint-Denis area”, stated **Eric Lombard, CEO of Caisse des Dépôts.***

For Jean-Luc Porcedo, Chairman of Nexity Villes & Projets: *“The entire consortium responsible for Block E in the Athletes Village is pleased that the project has been finalised through the signing of the deeds of sale for the land. A genuine full-scale testing ground for the city of tomorrow, this project has been designed to morph into a resilient green urban neighbourhood responding to new challenges in 2025.”*

After housing athletes from all over the world during the Olympic and Paralympic Games, **the Athletes Village—designed from the very start with local communities in mind—will become a vibrant neighbourhood.**

- **Block D:**

Through the signing of this deed of sale, the SCCV Quinconces consortium composed of Caisse des Dépôts, Icade Promotion and CDC Habitat became the owner of Block D in the Athletes Village.

This week, the consortium also signed a preliminary off-plan sale agreement for an office development of around 9,200 sq.m with SCI Quinconces, made up of Icade Foncière and Caisse des Dépôts, which will ultimately transform the Village into a new inclusive and sustainable neighbourhood. With a floor area of 51,700 sq.m including 18% of offices, 5% of business premises and retail space and around 650 homes, this project clearly reflects the environmental and social goals of the Olympic and Paralympic Village.

Caisse d’Epargne for the Paris region (BPCE Group) will provide SCI Quinconces with roughly €93m in financing.

Designers of the property development project for Block D: Lead architect: UAPS; Architects: UAPS / Brenac & Gonzalez associés / ECDM / NP2F / Atelier Pascal Gontier / Post-Office; Landscape architect: TN+.

- **Block E:**

SCCV Héritage, a consortium made up of: Nexity, Eiffage Immobilier, EDF and CDC Habitat.

Designers of the property development project: CoBe (Belvédères) / KOZ (Villas); landscape architect: Atelier Georges; architects: KOZ / Cobe / Barrault Pressacco / Lambert Lénack / SOA / DREAM Atelier Georges

Overall project schedule for the Olympic and Paralympic Village

➔ **The Olympic and Paralympic Village will be completed and handed over to the Organising Committee for the Paris 2024 Games on March 1, 2024.**

- **2019-2021: deconstruction work** and site preparation
- **2021-2023: construction of buildings and infrastructure:**
 - Public spaces: roads (pedestrian paths, cycle lanes and roadways), squares, green spaces and the banks of the Seine;
 - Buildings: rental housing units (social or private), owner-occupier units, offices for businesses, ground-floor shops and services;
 - Public amenities: nursery and primary schools, childcare centres, etc.
 - Additional facilities will be developed to achieve a coherent and comprehensive project for the Olympic and Paralympic Village: a footbridge over the river Seine connecting Saint-Denis and Île-Saint-Denis built by the Seine-Saint-Denis Departmental Council, undergrounding of high-voltage power lines carried out by RTE (*Réseau de Transport d'Électricité*, the French electricity transmission system operator) and creation of a noise barrier along the A86 motorway by the French government.
- **March 1, 2024:** village handed over by the real estate companies to Paris 2024
- **July 26 to August 11, 2024:** Olympic Games
- **August 28 to September 8, 2024:** Paralympic Games
- **November 1, 2024:** village handed back by Paris 2024 to real estate companies to start conversion work.
- **2025:** end of conversion work: athletes' accommodations converted into housing units, student accommodations, offices, business premises, etc. A new neighbourhood for 6,000 residents and 6,000 employees will emerge.

Designers of the urban development project for the Athletes Village development zone: Dominique Perrault, Lead Architect; Une Fabrique de la Ville; INGEROP; TER; CITEC; Urban-Eco; Jean-Paul Lamoureux.

About

SOLIDEO

SOLIDEO will ensure the successful delivery and completion of over 60 construction projects for facilities and infrastructure for the Paris 2024 Olympics within budget while leaving behind an ambitious, sustainable and exemplary neighbourhood. These projects are designed to be converted into public amenities, homes and offices by 2025.

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NEXITY

With more than 11,000 employees and €4.5 billion in revenue in 2019, Nexity is France's leading integrated real estate group, with a nationwide presence and business operations in all areas of real estate development and services for individuals, companies and local authorities. Our services platform is designed to serve all our clients as their real estate needs evolve. Firmly committed to focusing on people and how they are connected with each other, their cities and the environment, Nexity was notably ranked the No. 1 low-carbon real estate developer in France by BBKA for the second year in a row in 2020. It is a member of the Bloomberg Gender-Equality Index (GEI) and obtained Great Place to Work certification in 2020.

The Nexity share is listed in Compartment A of Euronext Paris (eligible for the SRD) and is a constituent of the SBF 120 Index.

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EIFFAGE IMMOBILIER

Eiffage Immobilier, the construction and development subsidiary of Eiffage Construction, is a major player in the real estate market. It offers a wide range of solutions throughout France that meet society's changing needs and the challenges of sustainable cities. As a partner both to local authorities for their urban development projects and social housing organisations for their residential projects, Eiffage Immobilier is also very active in the private sector: housing, residences with services, hospitality, commercial real estate and urban retail planning. Eiffage Immobilier generated revenues of €985 million in 2019.

www.eiffage-immobilier-corporate.fr

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CDC HABITAT

The CDC Habitat Group is Caisse des Dépôts' public interest real estate subsidiary and France's biggest social landlord with a portfolio of more than 510,000 housing units. It effectively meets the housing needs of the French government, local authorities, large public institutions and citizens. Its activities are perfectly aligned with the purpose of Banque des Territoires, which was created in 2018. The CDC Habitat Group promotes upwardly-mobile residential trajectories by providing its tenants with a wide range of housing solutions depending on their needs and budgets, whether they are looking to rent or own their home. These options include social, low-cost social, intermediate and open-market housing, residences for students or young workers, residences for seniors, intergenerational residences, nursing homes and social, open-market or affordable owner-occupier housing.

As one of France's major housing operators, CDC Habitat is committed to exercising its public service mission through an approach underpinned by Corporate Social Responsibility in its dealings with all stakeholders.

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EDF

A key player in energy transition, the EDF Group is an integrated electricity company, active in all areas of the business, including generation, transmission, distribution, energy supply and trading, and energy services. A global leader in low-carbon energy, the Group has developed a diversified generation mix based on nuclear power, hydropower, new renewable energies and thermal energy. The Group is involved in supplying energy and services to approximately 38.9 million customers¹, 28.8 million of which are in France. It generated consolidated revenue of €71 billion in 2019. EDF is listed on the Euronext Paris stock exchange.

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Caisse des dépôts group

Caisse des Dépôts and its subsidiaries form a public long-term investor group serving the general interest and local economic development.

It combines five areas of expertise: retirement pensions and vocational training, asset management, monitoring of subsidiaries and shareholdings, funding of businesses (with Bpifrance) and Banque des Territoires.

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ICADE

DESIRABLE PLACES TO LIVE

As an office and healthcare property investment company (portfolio worth €14.4bn on a full consolidation basis as of 06/30/2020) and a developer of homes, offices and public amenities (2019 economic revenue of nearly €1bn), 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.icafe.fr/en/

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¹ Customers were counted at the end of 2019 per delivery site; a customer can have two points of delivery: one for electricity and another for gas.