



PRESS RELEASE

Paris, September 13th, 2024, 7:30 a.m.

Icade and Nexity, via its subsidiary Primosud, sign a preliminary agreement to buy land to develop 43,000 sq.m in Section 2 of the Confluences development zone in Avignon

Following a call for projects organised by the Grand Avignon “agglomeration community” (type of metropolitan government structure in France) and the City of Avignon in the summer of 2023, Icade and Primosud have been chosen to develop Inspir’Avignon, the first large-scale mixed-use project in the Confluences development zone, strategically located near the Avignon high-speed train (TGV) station. This 43,000-sq.m project will feature bioclimatic architecture, housing solutions, commercial spaces, leisure facilities as well as retail premises. It will be a showcase for the revitalised city of Avignon, combining the preservation of the site’s natural environment with the creation of a modern, sustainable urban setting.



A unique urban project serving as a model for the city of tomorrow

Organised into three distinct sections, Inspir’Avignon will transform the area around the Avignon high-speed train (TGV) station into a vibrant district. On the train station side, three buildings will house businesses, craftsmen, restaurants and bars. A large tree-lined park in the centre of the district will serve as a refuge for local biodiversity and help reduce the heat island effect on the site. Last but not least, inclusive residential complexes with housing solutions for different profiles will be located to the north of the district.

The emblematic Totem building at the entrance to the district will become the beating heart of this new living space and economic ecosystem. It will include a coworking space, schools specialising in the performing arts, shared craft workshops, as well as a campus focused on digital technology and culture.

What's more, car parking facilities will be designed from the outset to be able to be converted for possible alternative uses in the future. Bike areas will also include repair services helping to ramp up the growth of soft mobility.

A mixed-use project meeting the needs of new users through a recently updated range of solutions adapted to current market conditions

Inspir'Avignon has been designed to be a new lifeline for the residents of Avignon, accommodating not only residential development, but also offices, shops and leisure facilities. This mixed-use project will include:

- **321 owner-occupier units** (open-market sale units, land leases for affordable home ownership (BRS) and intermediate housing);
- **Two serviced residences (mobility, patient hotel) representing around 93 units**
- **A shared housing facility for people with disabilities;**
- **13,500 sq.m of commercial space:**
 - o 5,100 sq.m of office space,
 - o 4,100 sq.m of coworking space,
 - o 2,600 sq.m of training space (digital and creative),
 - o 1,660 sq.m of training and manufacturing space (manual, artisanal)
- **4,300 sq.m of retail space:**
 - o 1,500 sq.m of catering and a food market,
 - o 1,700 sq.m of local shops,
 - o 500 sq.m of restaurant and bar services,
 - o 300-sq.m fitness centre,
 - o 300-sq.m childcare centre.

A city able to withstand climate-related challenges—preserving the environment and reducing any adverse impacts lie at the heart of the project

The bioclimatic design of the buildings will provide thermal comfort for all users despite the impact of climate change, protecting them from strong winds and taking advantage of heat from the sun in winter.

Almost 100% powered by renewable energy, the project will be connected to either a geothermal network or a district heating and cooling network developed by the city of Avignon.

Lastly, Inspir'Avignon aiming to comply with 2025 targets under 2020 French Environmental Regulations (RE2020) as an overall benchmark and 2028 targets for the emblematic Totem building. It also seeks to obtain the certifications (BDM for Sustainable Mediterranean Buildings, BBCA for new buildings and bio-based materials, BiodiverCity, WELL, BREEAM and NF HQE).

"This first step attests to the quality of our project and the work carried out to redevelop this area by all the regional teams at Icade Promotion, our Synergies Urbaines subsidiary and the teams at Primosud. It's a project that reflects our desire to build the city of 2050 to be more mixed-use and sustainable," explained Charles-Emmanuel Kühne, CEO of Icade Promotion.

"Primosud continues to be involved in developing districts that benefit the entire region (QIRs). Together with our partner Icade, we are committed to working with local authorities and stakeholders to develop this exceptional site. We are also delighted to be working with the Project Management team and François Leclercq to design a more resilient and sustainable city for the future. This project also demonstrates the Nexity Group's ability to provide expertise covering a wide range of solutions and meet the needs of large-scale projects," declared Xavier Granger, CEO of Primosud, a subsidiary of the Nexity Group.

Participants in the Inspir'Avignon project:

- Project owner: Icade Promotion (Caisse des Dépôts group) and Primosud (Nexity group)
- Architect/urban planner: Agence Leclercq Associés
- Landscape architect: Atelier Roberta
- Environmental design and engineering: Atelier Franck Boutté
- Ecologist: Biotope
- Engineering firms: Urban Water, TPFi, SCET, HIGH SIX
- Main investors: Banque des Territoires and Crédit Agricole (office), Make Ici (business premises), Nexity Retails (retail).

A request for a development permit is expected to be filed in 2025, to be followed by the filing of building permit requests. Construction is scheduled to begin by 2026.

About Nexity

NEXITY – LIFE TOGETHER

With €4.3 billion in revenue in 2023, Nexity is France's leading comprehensive real estate operator, with a nationwide presence and business operations in all areas of real estate development and services. Our strategy as a comprehensive real estate operator is designed to serve all our clients: individuals, companies, institutional investors and local authorities. Our corporate purpose, "Life together", reflects our commitment to creating sustainable spaces, neighbourhoods and cities that let our clients connect and reconnect. Nexity has been ranked France's number-one low-carbon project owner by BBCA for the fifth year in a row, is a member of the Bloomberg Gender-Equality Index (GEI), was included in the Best Workplaces 2021 ranking and was awarded Great Place to Work® certification in September 2022.

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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ABOUT ICADE

Icade is a full-service real estate company with expertise in both property investment (portfolio worth €6.6bn as of 06/30/2024 – 100% + Group share of joint ventures) and property development (2023 economic revenue of €1.3bn) that operates throughout France. Icade has forged long-term partnerships to respond to emerging trends in the industry. It has made climate issues and the preservation of biodiversity central to its business model to reinvent real estate and contribute to more sustainable cities. It is listed as an "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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