



PRESS RELEASE

Lyon, June 28, 7:30 a.m.

ICADE AND SOGEPROM SIGN AN AGREEMENT TO SELL OFF-PLAN 1,623-SQ.M OF OFFICE SPACE IN PART-DIEU, LYON

On June 13, 2024, Icade Promotion and SOGEPROM signed an agreement to sell off-plan 1,623 sq.m of office space in the heart of Lyon's Part-Dieu district to Société Foncière Agence France Locale (AFL).



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The former headquarters of RTE is being entirely renovated and converted into a mixed-use complex featuring offices, shops and homes¹. After having sold the Audessa commercial building, which made up the first phase of the project, to Union Investment in December 2022, a buyer has now been found for the office section of the Vertuo building as part of the project's second phase. Agence France Locale is scheduled to move there in Q1 2026.

Just like Audessa, Vertuo was designed by Hérault Arnod Architectures. It will feature a refurbished portion with 540 sq.m of retail space sold in the spring of 2024 and 1,623 sq.m of office space. In addition, two multi-storey structures on top of the building will accommodate 38 housing units.

There will also be an abundance of outdoor green spaces including a patio which will help to improve summer comfort and private terraces on all the office floors.

Vertuo is a **model of low-carbon construction** that illustrates the expertise of Icade Promotion and SOGEPROM in carrying out large-scale renovations and extensions. As such, the project is in tune with today's emphasis on sustainability. By building on the existing asset and extensively using renewable bio-based and reused materials, the building will be able to cut its carbon footprint in half and comply

¹ <https://www.icable.fr/newsroom/communiqués/avec-audessa-vertuo-icable-et-sogeprom-signent-un-programme-mixte-de-regeneration-exemplaire-a-la-part-dieu.pdf>

with the EU Taxonomy. Lastly, the building will be certified BBCA Renovation and HQE for sustainable buildings (V4) with a Very Efficient rating and obtain the Ready to OsmoZ and Wired Score Silver labels.

“Icade is proud of the success of the Audessa-Vertuo project which showcases our expertise in urban renewal and low-carbon construction as well as our ability to promote local development. Icade has been a key participant in the revitalisation of the Part-Dieu district. Together with the municipality and Greater Lyon, we are also involved in rebuilding the Lafayette district, a few short metres from the Audessa-Vertuo project.” Charles-Emmanuel Kühne, CEO of Icade Promotion.

“The Audessa-Vertuo project has played a major role in regenerating the Lyon Part-Dieu district and demonstrated the ability of the teams at SOGEPROM to design and complete large-scale refurbishments that meet the needs and expectations of our clients and local authorities. It also reflects our CSR commitments set out in our “Pacte 3B” for low carbon, biodiversity and well-being. For example, we have been able to reduce this project’s carbon footprint by 50%.” Béatrice Lièvre-Théry, CEO of SOGEPROM.

ABOUT ICADE

Icade is a full-service real estate company with expertise in both property investment (portfolio worth €6.8bn on a full consolidation basis as of 12/31/2023) 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.icable.fr/en

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ABOUT SOGEPROM

SOGEPROM is a property development subsidiary of Société Générale. It has been active in real estate since 1972, involved in housing, hotels, serviced residences, offices, retail, mixed-use urban projects, large-scale refurbishments, etc. It works alongside its customers, whether they be private individuals, institutions, retailers, companies or local authorities, throughout the property development process.

With total revenue of €624.1 million (including tax) in 2023, SOGEPROM operates in the Paris region and elsewhere in France with 10 local offices in Annecy, Grenoble, Tours, Orléans, Caen, Rouen, Bordeaux, Lille (SOGEPROM-PROJECTIM), Lyon, Marseille, Nice, Montpellier (SOGEPROM-PRAGMA) and Toulouse.

SOGEPROM is a responsible developer which has stayed a step ahead to better meet the challenges of tomorrow thanks to its “Pacte 3B” for low carbon, biodiversity and well-being.

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