

Société de la Tour Eiffel and VINCI Immobilier are launching **EVASYON**, a mixed-use project in the beating heart of Lyon

- A site upgrade to a 12,500 m² mixed-use project in the Part-Dieu district
- A landscape complex with 5,000 m² in office space, a BIKUBE coliving residence, and an affordable student residence

Through a property development contract (CPI), the Property Company and the Developer have launched an ambitious upgrade project at 8 rue Dauphiné in the heart of Lyon's third arrondissement. Spanning more than 12,500 m², this project will create an innovative, landscaped living space combining a variety of uses (offices, coliving units, and a student residence). The complex will be delivered in the third quarter of 2024.

This 7,600 m² site, owned by Société de la Tour Eiffel since 2018, was originally the location of a 5,500 m² office building which was recently demolished.

The project will include 5,000 m² in office space, an 86-unit student residence allocated to a social housing agency in Lyon, and a 146-unit coliving residence to be operated by BIKUBE, a subsidiary of VINCI Immobilier. As the first BIKUBE residence in France, this hybrid living space will offer flexible housing planned around social interaction and services. It will be woven into the local fabric and integrated into the neighbourhood, with a coworking space and a bar/restaurant to be open to the public. The apartments, ranging from studios to three-bedroom units, will be fully equipped and furnished, and each floor will have a spacious coliving space consisting of a shared kitchen and living area. Many bundled and *à la carte* services will be available.

The complex, already generously certified – HQE excellent, BREEAM excellent, WiredScore Gold, BBC Effinergie for the office portion (geothermal heating/cooling), and NF habitat HQE for the residence – is also aiming for the Biodiversity label. This project will restore a lot that is currently fully developed to a more natural state using a sustainable approach, whether in reusing materials during the clearing/dismantling and construction phases or in planning many green spaces: 1,200 m² of groundspace will be created along with a landscaped islet in place of the former concrete outdoor car park.

“This operation fits perfectly into our new roadmap for supporting the transformation of urban areas to increase mixed use, quality and energy performance. The project also demonstrates our teams' ability to transform land reserves and outdated buildings by combining sustainability and innovation to meet the environmental and societal challenges now faced by cities – residents and commuters alike,” commented Christel Zordan, Chief Executive Officer of Société de la Tour Eiffel.

“We’re very pleased to be launching the first BIKUBE residence in Lyon. Moreover, this project fits into the environmental strategy of VINCI Immobilier aiming for ‘Zero Net Artificialisation’ by 2030. Our responsibility is to bring this new model into being, by prioritising already-developed surfaces, focusing our efforts on urban recycling operations. We’re the first developer in the country to set this ambitious goal,” added Stéphane Reymond, Deputy General Manager of Residential Real Estate and Regional Director for VINCI Immobilier.



8 rue du Dauphiné in Lyon’s 3rd arrondissement

About Société de la Tour Eiffel

Société de la Tour Eiffel is an integrated property company with €1.8 bn in assets and a powerful service culture. An agile operator, it works across multiple asset classes (offices, logistics, managed residential, retail) located in Greater Paris and the major regional metropolises. It is active throughout the real estate cycle, supporting its tenants, companies of all sizes and sectors, via a rigorous direct management process.

Société de la Tour Eiffel takes a pro-active cross-disciplinary approach to CSR that is fully integrated with its business strategy.

Société de la Tour Eiffel is listed on Euronext Paris (Compartment B) – ISIN Code: FR0000036816 – Reuters: TEIF.PA – Bloomberg: EIFF.FP – Indexes: IEIF Foncières, IEIF Immobilier France. www.societetoureiffel.com

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About VINCI Immobilier

VINCI Immobilier, a subsidiary of the VINCI Group, is the first developer in France to commit to achieving “Zero Net Artificialisation” (ZAN) by 2030, 20 years ahead of the targets set by the Climate and Resilience Act. As a leading operator in urban recycling, VINCI Immobilier is focused on areas that are already developed or artificialised across the region, in the market’s two major sectors: residential real estate (housing and managed residences) and commercial property (offices, hotels and retail), for investor, institutional and private clients. VINCI Immobilier also provides clients with its expertise in consulting and building management through its “services” division. With its multi-product range and its expertise in completing complex major projects, VINCI Immobilier engages with local communities to achieve their urban development projects. Through its subsidiaries, OVELIA, STUDENT FACTORY and BIKUBE, VINCI Immobilier operates and manages senior and student residences as well as coliving residences.



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