

PRESS RELEASE
Paris, December 01, 2022 – 5:45 p.m.

Société de la Tour Eiffel and VINCI Immobilier complete the forward purchase of reversible mixed-use “*Manufacture*” building in Part-Dieu, Lyon (69)



Photo Credit: VINCI Immobilier – ECDM – Markus

Société de la Tour Eiffel has acquired a 3,500 m² reversible mixed-use complex in a state of future completion from VINCI Immobilier.

A high-end Lyon-based deal in a popular district undergoing a revival.

Located at 5 Rue Danton (3rd arrondissement), the *Manufacture* plan will provide 2,000 m² of office space that can reverse to housing, 1,300 m² of living area divided into 19 apartments, and street-level businesses including a restaurant.

The building's location near the Lyon la Part-Dieu station and the future multi-modal platform will offer optimal access for active people who want to enjoy the district's cultural and economic vibrancy.

A reversible building with advanced environmental performance.

The structure, designed by PietriArchitectes, is aiming for ambitious certifications including HQE B.D. “Excellent”. It will be connected to district heating and cooling to limit the project's carbon impact. In addition, the building was designed to switch between office and living space. Its framework allows both kinds of use, and the transition has no impact on the carbon footprint.

Located on former lots that were completely impermeable, this operation will dedicate ample space to greenery by means of a street garden, green roofs, as well as terrace and rooftop plantings.

As part of the “1 immeuble, 1 oeuvre” [1 building, 1 work] charter signed by both Société de la Tour Eiffel and VINCI Immobilier, under the aegis of the Ministry of Culture, artist Thomas Voillaume will create “Face à face” [face to face], a 3.5m high sculpture of a giant’s head resting on the ground.

“This deal fits perfectly into our new roadmap of being a property company rising to regional and societal challenges. We’re positioning ourselves in the region with a reversible, mixed-use and sustainable property in a district with great growth potential. This demonstrates our commitment to supporting urban transformation, just like the City of Lyon, which has been working toward this goal for many years,” says Christel Zordan, Chief Executive Officer of Société de la Tour Eiffel.

“The architecture and the name, Manufacture, preserve the memory of this land’s industrial past, as a totally built-up brownfield. This is an urban recycling project that restores nearly 500 m² of green space to the city centre. It fits with VINCI Immobilier’s environmental strategy of Zero Net Artificialisation by 2023. In addition, it’s fully reversible, meaning that in the future we’ll be able to transform office space into housing without touching the building envelope (structure and exterior joinery),” adds Stéphane Reymond, Deputy General Manager for VINCI Immobilier.

PROJECT SPECIFICATIONS :

Developer: VINCI Immobilier

Investor: Société de la Tour Eiffel

Architect: PietriArchitectes

Total Surface Area: 3,900m²

Schedule:

- 2,000 m² office space reversible into housing
- 1,300 m² of living space divided into 19 apartments
- 600 m² of businesses including a restaurant
- Certifications/Labels Sought:
 - HQE B.D. “Excellent”, WiredScore “Certified”, BBC Effinergie 2017 (E2 C1 + RT 2012 - 20%) and Ready to Osmoz for office space
 - NF Habitat for housing

Project Launch: November 2022

Handover: End of 2024

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.

www.vinci-immobilier.com



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