



SOCIÉTÉ DE LA TOUR EIFFEL ACQUIÈRE COMMERCIAL PROPERTY "10 BASTILLE" IN PARIS (12TH ARRONDISSEMENT) FROM PONTINE GROUPE



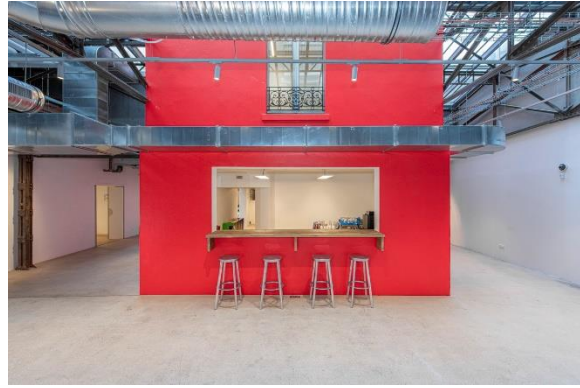
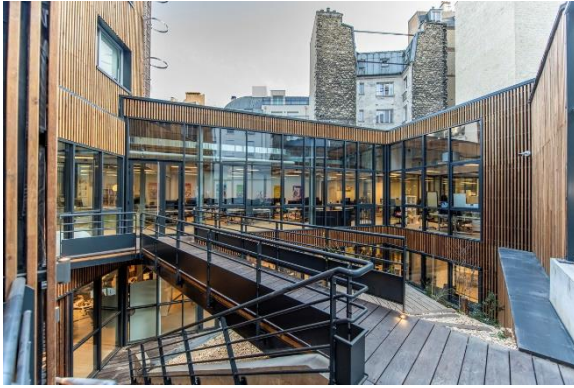
Société de la Tour Eiffel announces the acquisition from Pontine Groupe of **10 Bastille**, a new 3,000 m² commercial property ideally situated in the 12th arrondissement of Paris, close to the Gare de Lyon and Place de la Bastille. This property has two addresses (10 Boulevard de la Bastille / 249 rue de Bercy) and overlooks the Port de l' Arsenal marina. The location is well known for its dynamism and varied mix of property uses, from international company HQs to restaurants and shops, as well as apartments, amenities and tourism destinations. **10 Bastille** has been fully let on a 9-year fixed-term lease to Team To (an independent French animation studio that produces TV series and film projects).

The property was previously occupied by the Maison Rouge contemporary art foundation, and has been completely transformed for its new use as a workspace, with comfort and flexibility for its occupiers in mind, and has 300 m² of external space/terraces. A Bream certification with a "Very Good" rating is aimed at for this property.

"In line with our new strategy, this acquisition illustrates our intention to continue investing in high-quality assets, particularly in terms of environmental performance, while maintaining rigorous selection criteria, and as such, making our portfolio more attractive over the long term. In addition to its strategic location in a district well known for its tenant mix and dynamism, this high-quality site offers value creation potential based on a configuration that meets the new market expectations", commented Christel Zordan, Chief Executive Officer of Société de la Tour Eiffel.

Pontine Groupe appointed its subsidiary Active Promotion to project manage every aspect of the renovation and extension works needed for the change of use.

Gérard Schmitt, Chairman of Active Promotion, said: "the renovation project for this property resulted in the change of use and expansion of the floor area. I would like to congratulate everyone who worked on the project, and in particular, the François Larroche practice, which created five landscaped patios that bring natural light and visual comfort into the building and to the occupiers' benefits, while preserving the original character of the site and of the Maison Rouge".



Deal advisors: Screeb Notaires / Gide Loyrette Nouel / Theop for Société de la Tour Eiffel - Torlasco & Associé / Joffe & Associés / François Larroche for Active Promotion.
Photos : Fabrice Danelle

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 ACTIVE PROMOTION

Active Promotion, a subsidiary of PONTINE GROUPE, is an independent real estate operator specialising in property development and major renovation projects, mainly in Paris and the Ile de France region. The strategy adopted by PONTINE GROUPE and ACTIVE PROMOTION is focused on value creation, property development and property management opportunities. Active Promotion and PONTINE GROUPE look for buildings or sites with strong repositioning, renovation or development potential, with a view to unlocking or discovering new possibilities.

www.active-promotion.fr