



News

Swiss Life Asset Managers France, ENGIE and Nexity complete the sale of the future ENGIE eco-campus

The real estate project launched by ENGIE and Nexity in 2018 has reached a new milestone with the signing of the sale of ENGIE's future headquarters to Swiss Life Asset Managers France.

23 December 2020

This eco-campus, located in La Garenne-Colombes in the Hauts-de-Seine region (92) aims to showcase service-sector real estate that is ambitious in terms of energy and environmental transition; a demonstration of the commitment of ENGIE, Nexity and Swiss Life Asset Managers in the transition to carbon neutrality. The future eco-campus, scheduled for completion in 2024, targets the eco-labels HQE Excellent, Breeam Excellent and Biodiversity, as well as Wired Score, Gold and Osmoz certifications for connectivity and quality of working life.

Designed in close collaboration with the city, Paris La Défense developer and public-sector actors, this scalable and horizontal venue perfectly integrated into its surroundings will facilitate synergies between teams. This project reflects the convictions of Nexity, ENGIE and Swiss Life Asset Managers regarding the need to offer a workplace environment that performs well technologically and environmentally, is attractive and is a pleasant place to be.

The unprecedented crisis in 2020 is leading economic actors to rethink working methods and their relationship with space. The resized eco-campus project, located as close as possible to the new Grand Paris train station "Nanterre La Folie," covers an area of 94 000 m². Nexity will pursue the mainly commercial development of the remaining 5.5 hectares of the former PSA site, located as an extension of Paris La Défense, with the same ambition of environmental performance and anticipation of new uses, while also creating room for nature in the city.

Philippe Juvin, Mayor of La Garenne-Colombes, *"welcomes the agreement between Nexity and Swiss Life Asset Managers as a very ambitious project for the city of La*

Garenne-Colombes. The arrival of ENGIE in our region is great and good news, and is an element of hope for the economy and employment in this very special period."

Claire Waysand, Interim Chief Executive Officer of ENGIE said: *"I am pleased with the completion of this campus project for the ENGIE Group, which will be resized to fit our needs and will constitute a modern, scalable workplace, consistent with our commitment to the energy transition. With a goal of being 100% renewable, the energy mix adopted for the campus will reflect our know-how; it incorporates an innovative geothermal system, photovoltaic panels linked to a storage system, biogas boilers and smartgrids."*

Alain Dinin, Chairman and CEO of Nexity:

"I am proud of the completion today of the ENGIE eco-campus project, which once again shows us that commercial real estate integrating all the challenges of our society, will enable the company to remain an extremely solid reference point in our society, as well as being something everyone can relate to. The ENGIE eco-campus provides tailor-made, concrete responses to the shared environmental and societal ambitions of Nexity, ENGIE and Swiss Life Asset Managers, as well as the city of La Garenne-Colombes and public stakeholders, by paving the way for the development of new strategic sites."

"The future ENGIE headquarters embodies our convictions for the office of tomorrow and is perfectly in line with our ambitious ESG strategy as promoted by Swiss Life Asset Managers. This crisis reinforces our vision of a more inclusive and sustainable post-covid tertiary sector." Frédéric Bôl, Chairman of the Executive Board Swiss Life Asset Managers France.

The design of ENGIE's eco-campus is signed by the agencies SCAU Architecture, Chaix & Morel et Associés,

Art & Build Architects, the landscape architect Base and the project manager Artelia.

Swiss Life Asset Managers France was assisted in this transaction by l'Etude Notaires du Trocadéro and Lacourte Raquin Tatar for the legal aspects and SEDRI, Barbanel for the technical aspects and Eastdil Secured for the funding.

Nexity and ENGIE were assisted by l'Etude Notaires du Trocadéro, De Pardieu-Brocas, DS Avocats, Gide Loyrette Nouel, August et Debouzy in terms of legal matters; by CA CIB for the financing and guarantees; by Bazin companies CMS for strategy and user advice, by Colliers for lessee-related aspects and finally by CBRE, JLL and Nexity Consulting & Transaction for strategy and marketing consulting.

Swiss Life Asset Managers France was assisted in financing this operation by the banking pool made up of BNP Paribas, Natixis and Société Générale – long-standing partners of the Group – and was advised by Allez & Associés and Gide Loyrette Nouel.



© Nexity / View of the future eco-campus

Media Relations

AT NEXITY, WE AIM TO SERVE ALL OUR CLIENTS AS THEIR REAL ESTATE NEEDS EVOLVE

With more than 11,000 employees and €4.5 billion in revenue, Nexity is France's leading integrated real estate group, with a nationwide presence and business operations in all areas of real estate development and services for individuals, companies and local authorities.

Our services platform is designed to serve all our clients as their real estate needs evolve.

Firmly committed to focusing on people and how they are connected with each other, their cities and the environment, Nexity was ranked the number-one low-carbon real estate developer in France by BBKA in 2019, is a member of the Bloomberg Gender-Equality Index (GEI) and obtained Great Place to Work certification in 2020.

Nexity is listed on the SRD, Euronext's Compartment A and the SBF 120.

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ABOUT ENGIE

Our group is a global reference in low-carbon energy and services. Our purpose ("raison d'être") is to act to accelerate the transition towards a carbon-neutral world, through reduced energy consumption and more environmentally-friendly solutions, reconciling economic performance with a positive impact on people and the planet. We rely on our key businesses (gas, renewable energy, services) to offer competitive solutions to our customers. With our 170,000 employees, our customers, partners and stakeholders, we are a community of Imaginative Builders, committed every day to more harmonious progress.

Turnover in 2019: 60.1 billion Euros. The Group is listed on the Paris and Brussels stock exchanges (ENGI) and is represented in the main financial indices (CAC 40, DJ Euro Stoxx 50, Euronext 100, FTSE Eurotop 100, MSCI Europe) and non-financial indices (DJSI World, DJSI Europe and Euronext Vigeo Eiris - World 120, Eurozone 120, Europe 120, France 20, CAC 40 Governance).

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ABOUT SWISS LIFE ASSET MANAGERS

Swiss Life Asset Managers has more than 160 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. That's how we lay the groundwork for our clients to make solid, long-term plans – in self-determination and with financial confidence. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg and the UK.

As at 30 June 2020 assets under management for third-party clients amount to EUR 77.9 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 240.4 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totaling EUR 240.4 billion, EUR 67.1 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of EUR 26.6 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of June 2020 thus came to EUR 93.6 billion.

Swiss Life Asset Managers employs about 2200 people in Europe.

¹ INREV Fund Manager Survey 2020 (AuM as of 31.12.2019)

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