

Swiss Life Asset Managers completes the reconfiguration of an office building on 14-16 Boulevard Poissonnière

26 January 2022

Swiss Life Asset Managers completes the restructuring of an office building to transform the working environment and respond to the new uses and challenges of office space

Located in the heart of the Sentier district, in the 9th arrondissement, 14-16 Boulevard Poissonnière is a building of 20 000 m², composed of seven floors. Led by the Swiss Life Asset Managers' teams, this entity has benefited from a major restructuring of around 7000m², within the common and private areas.

Convinced by the historic value and character of this Parisian building, the Swiss Life Asset Managers' teams focused the restructuring project on a major industrial renovation. This redevelopment will achieve a dual objective by providing new technical services and services in line with the modern challenges of office use. The work will preserve the remarkable character of the asset as well as its architectural attributes.

The completion of this refurbishment will culminate in a lease, already contracted on more than 50% of the renovated area.

Meeting the challenges of tomorrow's office

This emblematic asset will thus gain a new lease of life, thanks to the renovation and reconfiguration started a year ago. This project required the technical and commercial expertise of Swiss Life Asset Managers, making it possible to manage a complex site, notably due to the Covid-19 crisis and the fact that part of the building was occupied for the duration of the work.

The operation is led by the architecture firm Calq, the interior architecture part by the agency Des Sources, the engineering studies by BET Concept et Structure, Axys (CVC), EPI (ELEC), Namixis (ASC) and the environmental part by Green Affair.

In a recreated industrial atmosphere, the site is revitalised through a colourful inner courtyard full of plants, bringing freshness, peace and modernity to the venue. You can

soak up the atmosphere in a multi-purpose space positioned under the large glass roof. In parallel, a 150 m² rooftop is envisaged, a multi-modal lounge area as well as several shared workspaces and meeting rooms offering optimal working conditions.



Photo: Alexis Paoli

Moreover, new services have been created, such as access to a gym and dining area, with the aim of satisfying all the needs of the occupants and filling the spaces with life throughout the day. Bicycle parking facilities encourage sustainable transport. The teams at Swiss Life Asset Managers also wanted to resize a second courtyard at the back and install a large glass roof to capture natural light, making it still more pleasant for employees.

An exemplary ESG project

In line with its commitment to sustainability, Swiss Life Asset Managers wanted to maximise the asset's environmental performance by prioritising the reuse of materials during the clearing phase. Within the framework of the project, the materials used meet many requirements to

achieve ambitious energy, thermal and acoustic performance targets.

The building at 14-16 Boulevard Poissonnière therefore conforms to an environmental approach and aims to achieve the following energy certifications and labels:

- BREEAM Very Good
- Wired Score Silver
- BBC Effinergie Rénovation

This transaction demonstrates Swiss Life Asset Managers' ability to engage the entire value chain in responsible real estate asset management.



Media relations

Alexandra LEBOURG - +33 1 45 08 33 89 – alexandra.lebourg@swisslife-am.com

Swiss Life Asset Managers France FARGO

Yohann HENDRICE - + 33 (0)6 16 83 28 89 – yhendrice@fargo.agency

Héloïse LACHOUQUE - +33 (0)6 16 83 04 94 – hlachouque@fargo.agency

Yohan ABRIEL - + 33(0)6 16 83 88 17 – yabriel@fargo.agency

www.swisslife-am.com



About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 years' experience managing the Swiss Life Group's assets. Its close ties with insurance influence its investment philosophy, the main objectives of which are to take a responsible approach to risks and to act each day in its clients' best interests in order to enable them to make sustainable decisions. This is the proven approach that Swiss Life Asset Managers offers to its third-party clients based in Switzerland, France, Germany, Luxembourg, the UK and Norway.

As at 30 June 2021, Swiss Life Asset Managers managed EUR 250.3 billion in assets for the Swiss Life Group, with more than EUR 90.2 billion in assets under management on behalf of third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the EUR 250.3 billion in assets under management, EUR 74.6 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 26.3 billion of real estate assets jointly with Livit. Thus, as at 30 June 2021, Swiss Life Asset Managers managed EUR 100.9 billion in real estate assets.

The clients of Swiss Life Asset Managers benefit from the commitment and expertise of more than 2400 employees in Europe.

¹ INREV Fund Manager Survey 2021 (based on AuM as at 31 December 2020)
Swiss Life Asset Managers, data from 30 June 2021

The self-determined life

Swiss Life enables people to lead a self-determined life and look to the future with confidence. This is also the goal of Swiss Life Asset Managers: we think long-term and act responsibly. With our expertise and experience, we develop future-oriented savings and investment solutions. We support our clients in achieving their long-term investment goals so that they, in turn, can take into account the needs of their clients and build a self-determined financial future.