

PARIS LA DÉFENSE

A responsible district



PARIS
LA
DÉFENSE

*of a post-carbon
future*

Contents

The strategic course	P.03-07
Projects	P.08-09
Conquering	P.10-11
Reinvesting	P.12-13
Developing.....	P.14-15
Refurbishing.....	P.16-17
Greenifying.....	P.18-19
Reshaping	P.20-21
Connecting	P.22-23
Moving in.....	P.24-25
Getting involved	P.26-27
Savoring	P.28-29
Swinging	P.30-31
Who we are	P.32-33
Key figures	P.34-35

A strategic course for the district



GEORGES SIFFREDI

*President of the Department of Hauts-de-Seine
and of Paris La Défense*

“Our ambitious goal of halving greenhouse gas emissions by 2030 presents a true challenge, as exciting as it is complex.”



One year ago, Paris La Défense unveiled a new strategic course, affirming its determination to become the first global post-carbon business district. Today, this ambition is reflected in an operational action plan consistent with the new district-wide carbon trajectory.

If we are to achieve our goals, we must find a better way of building. Indeed, high-rise construction works accounts for 30% of greenhouse gas emissions in La Défense. This reality impels us to implement innovative methods and to use more bio-sourced materials. It is in this spirit that we launched *Empreintes*, a call for innovative low-carbon projects that aspires to invent new approaches to building in La Défense. In addition, wood will be a more commonly used material throughout the business district, following our commitment to use this natural resource for at least 10% of surface areas developed.

Our second priority is to optimize the architectural heritage of La Défense through transformative initiatives. To this end, Paris La Défense has launched the first General Assembly of Skyscraper transformation. This initiative aims to foster dialogue among all stakeholders, public and private, to inspire new ideas and generate collective momentum concerning the transformation of buildings within La Défense. Concerted, district-wide action can lead to genuine change, as demonstrated by the 18% energy savings achieved this year thanks to the first annual CUBE Paris La Défense competition.

Development of public spaces will also play a role in the ongoing metamorphosis, with greenery enjoying pride of place. *Le Parc*, an iconic transformation project that will rebuild the Esplanade de La Défense as a 5-hectare (12.5-acre) urban park, is the most compelling illustration of this program.

Our ambitious goal of halving greenhouse gas emissions by 2030 presents a true challenge, as exciting as it is complex. As long as we unite our strengths and harmonize our initiatives, success is within our reach.

10 goals to decarbonize the district!

At the end of 2021, Paris La Défense charted a ambitious strategic course for the area, to make Paris La Défense the first post-carbon global business district.

2030:
-50%
Greenhouse gas
emissions.

Today:
1/3
of the carbon footprint
is directly linked
to construction work.
15%
stems from the operation
of the buildings alone.

The world has undergone a sea change since La Défense was founded. Two changes particularly stand out. First of all, the district's transformation into a true economic and social hub, as well as current environmental and climate issues, compel us to find new ways of living and shaping the urban landscape. Secondly, the area's emissions are equivalent to those of a regional capital; this carbon footprint must be reduced.

Paris La Défense is embarking on a new path consistent with these new social, civic and environmental requirements. Through its "raison d'être*", the public body seeks to embody a carbon-free future for the district, and has committed to halving its greenhouse gas emissions by 2030.

* The PACTE law requires all companies to "take into consideration the social and environmental issues of their activities," and encourages the most proactive companies to examine their "raison d'être," i.e. their statement of purpose, and to include in their articles of association the purpose behind their contribution to society, by bringing social and environmental objectives together with a certain governance model. While this law does not officially apply to Paris La Défense, the public establishment sought to go beyond the obligations of its general-interest missions.

Paris La Défense focuses its actions on four strategic priorities:

➤ Better building and development

Building a post-carbon business district means finding new and better ways to develop, build and renovate, in cooperation with public development organizations.

➤ Live better together

The post-carbon business district must also be a place where people live better together, in terms of land use, diversity, mobility and quality of life.

➤ Harnessing collective intelligence for a post-carbon future

Paris La Défense must set an example, fostering a collective dynamic in support of this post-carbon shift.

➤ The ecological transition: everybody's business

Calling on all players within Paris La Défense to take action on these environmental issues is an essential step in building the first post-carbon business district.

OBJECTIVE #1

Launch a call for innovative and exemplary projects

In 2022, Paris La Défense launched Empreintes, a call for mixed-use, low-carbon urban projects. The aim is to inspire innovative projects that embody the values of Paris La Défense: exemplary in terms of social and environmental impact, architecturally and technically innovative, designed to blend perfectly into the surrounding environment.

Laureates will be announced in the summer of 2023.

See pages 10-11



OBJECTIVE #2

Assess projects' social and environmental impact



Paris La Défense will henceforth select real estate projects to be developed in the district based on their energy and environmental performance, in line with its carbon trajectory. Priority will be given to redevelopments rather than demolition-reconstruction operations. Use of bio-sourced and recycled materials, as well as functional diversity, will stand out as decisive criteria.

See pages 16-17

OBJECTIVE #3

Build low-carbon structures

The business district will become a testing ground for the construction of low-carbon buildings. Paris La Défense plans to work with real estate professionals to develop bold projects, consolidating the district's standing as a center of innovation and experimentation committed to the ecological transition. As a signatory of the Biosourced Wood Pact, Paris La Défense has committed to carrying out 10% of its construction or redevelopment projects using biosourced wood. It also aspires to host the very first high-rise office building in France with a wooden framework.



Wooden architectural envelope for a commercial building on Place de l'Iris

OBJECTIVE #4

Nurturing nature in the city



Paris La Défense is going even greener, aiming to better incorporate nature into the urban environment while promoting biodiversity and reducing heat islands. Several projects are already underway. In 2023, the works of a modernized and landscaped Place de La Défense will be completed. In addition, a project to create the largest platform-based urban park in France, spanning five hectares (12.3 acres) of the esplanade, will soon be finalized and construction will begin in 2024. In the Les Groues neighborhood, construction is about to begin on the Jardin des Rails. To go even further, all investment projects for the 2018-2027 period will be reconsidered on the basis of environmental criteria. Finally, unused parking lots will be re-purposed.
See pages 18-19

OBJECTIVE #5

Encourage eco-friendly mobility

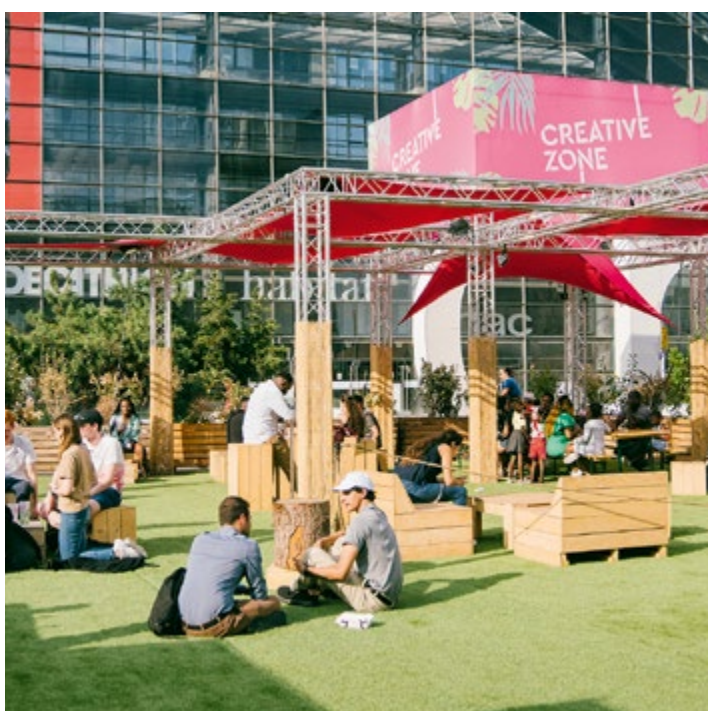
Recently established bicycle paths and eco-friendly mobility infrastructure, such as bicycle parking, charging stations for electric vehicles, etc., established since 2021 bicycle paths. New features will supplement existing infrastructure, with the aim of ultimately covering the entire district, in particular with a new Vélib bike-sharing station just outside the business district. In collaboration with the Hauts-de-Seine Departmental Council, Boulevard Patrick-Devedjian and the riverbanks will also be redeveloped as peaceful urban thoroughfares accessible to all. Finally, development work is already being undertaken to facilitate travel for local residents and employees, in preparation for the arrival of the RER E in La Défense and Nanterre.
See pages 22-23



OBJECTIVE #6

Promote eco-friendly entertainment and cultural events

Entertainment and cultural events organized by Paris La Défense will become more environmentally friendly: no disposable utensils, more recyclable materials, environmental awareness-raising initiatives targeting the general public and much more. In addition, an incentive-based approach will be implemented to encourage district companies and property managers to engage in environmentally responsible practices, with a particular emphasis on reducing food waste. Paris La Défense also seeks to support all local initiatives that help users live better together.
See pages 30-31



Learn more
about the
strategic
course



OBJECTIVE #7

Bring about an ecological transition in the towers



How can the towers soaring above La Défense contribute to this ambition for a post-carbon business district? This question lies at the heart of the General Assembly for Skyscraper transformation, which will continue until mid-2023 under the aegis of Paris La Défense. These meetings, bringing together real estate investors and operators, will seek to design practical solutions fit to fulfill the ambitious goals set for the area, all while setting a far-reaching example of what a 21st century eco-friendly business district can be.

See page 17

OBJECTIVE #8

Learn to dream

The public body is highlighting the different initiatives instituted, such as the CUBE energy savings competition among buildings in La Défense. The goal is to inspire emulation among tower tenants looking to reduce their carbon footprint. Through the public contracts it manages, Paris La Défense also encourages its service providers to take part in the collective effort by systematizing its environmental and social inclusion-based criteria.

See page 27



OBJECTIVE #9

Re-focus the real estate business around social and environmental dimensions



The public body will apply the same standards to its own real estate operations and land and building management practices in terms to social and environmental excellence. As such, Paris La Défense will host a branch of the energy renovation training institute La Solive in one of its buildings located in Les Groupes. Priority will also be given to activities that contribute to local jobs and social inclusion, as well as young companies.

See page 26

OBJECTIVE #10

Launch the Paris La Défense Can B program

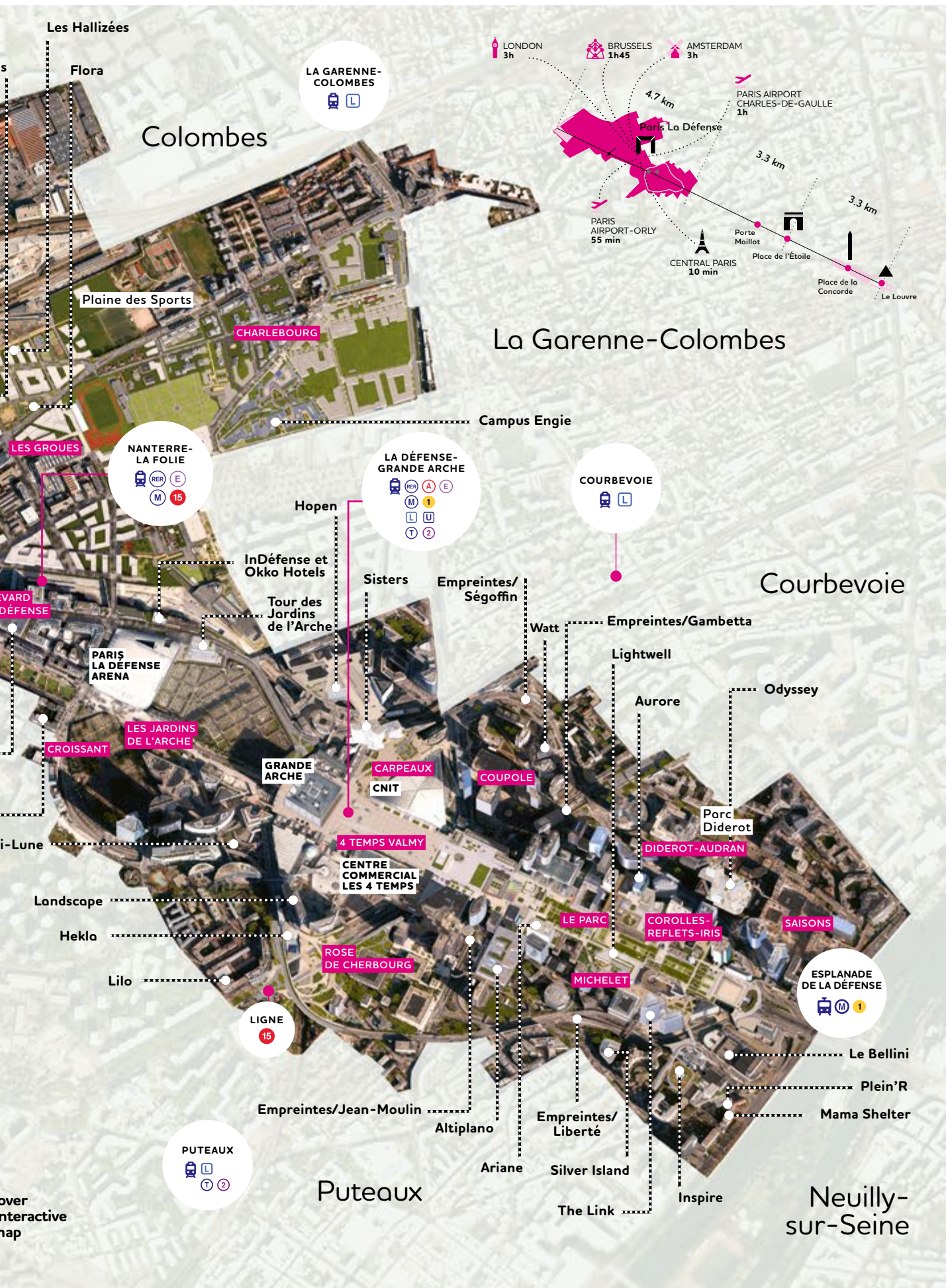
The PLD can B program, a testimony to the international momentum of B Corp, champions the emergence of a viable low-carbon and high-impact economy within the business district.

Open to businesses established in La Défense, the program seeks not only to help companies decarbonize their activities, but to amplify their comprehensive positive impact on all their stakeholders. Companies will have the opportunity to assess their social, civic and environmental footprint based on a simplified reference framework inspired by B Corp certification.

See page 27



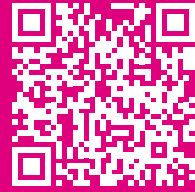




Conquering

*Impulsing innovative
and sustainable projects*

Learn more about
Empreintes



10

Empreintes: a call for mixed-use, low-carbon urban projects

The Empreintes Call for Innovative Projects (APUI) concerns the transformation of five lots located at the boundary between the business district and the cities of Puteaux and Courbevoie. Focused on environmental excellence and structural diversity, this initiative presents exceptional opportunities for urban planning and real estate professionals. Overarching themes include technical innovation, longevity, environmental excellence and contribution to local life.

Emphasis on low-carbon projects

All over the business district, construction and operation of homes and offices is the second most carbon-intensive activity after transportation. Empreintes aims to encourage real estate operators to champion a reduction in environmental impact throughout the building life cycle.

Enhance diversity and anticipate new uses

Today, La Défense features a broad array of cultural, commercial and artistic projects, alongside residential buildings. New work habits (co-working, incubators, etc.) were developing in the district even before the health crisis. By taking full account of new ways of living, working and designing urban spaces, Empreintes aims to instill new momentum into

the ecological transition and land use diversification in the district. Paris La Défense thus intends to engender an original ecosystem tailored to modern-day residents, employees and companies in the business district and businesses, large and small.

Link the business district to the city

Empreintes will accelerate the revival of sites located at the crossroads of the business district and residential sectors. These spaces must be re-appropriated and transformed into full-fledged urban neighborhoods featuring closer links between La Défense and surrounding cities. As such, it is essential that the projects submitted interface with the program to renovate Boulevard Patrick Devedjian, initiated by the Hauts-de-Seine Department.

The sites

The five sites selected by Paris La Défense are located within the historical perimeter of the public-interest initiative (PII).

Gambetta, 2,000 m²

With the completion of construction on the EOLE line, Gambetta will mirror the renewal of the green corridor in Courbevoie, leading to city hall and downtown.

Ségoffin, 2,800 m²

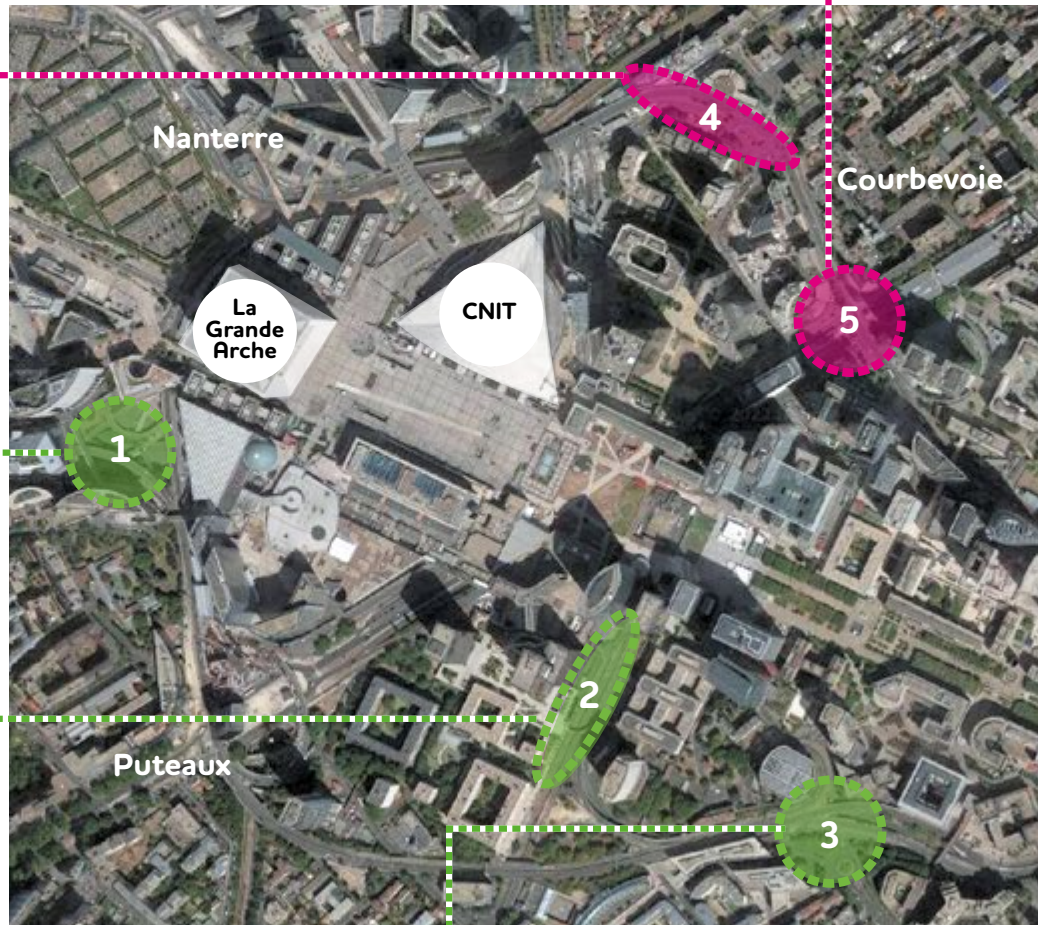
Located north of the Esplanade, the Ségoffin site will feature a new retail offering and access to the RER E.

Demi-Lune, 1.5 ha

An emblematic symbol of the commitment to reigning in road infrastructure, the Demi-Lune site will serve to connect a residential neighborhood in Puteaux to the business district.

Jean-Moulin, 1.5 ha

With its new first-rate public space and its mixed-use construction program, the Jean-Moulin site will link the pedestrian platform in Puteaux to the Gallieni Garden.

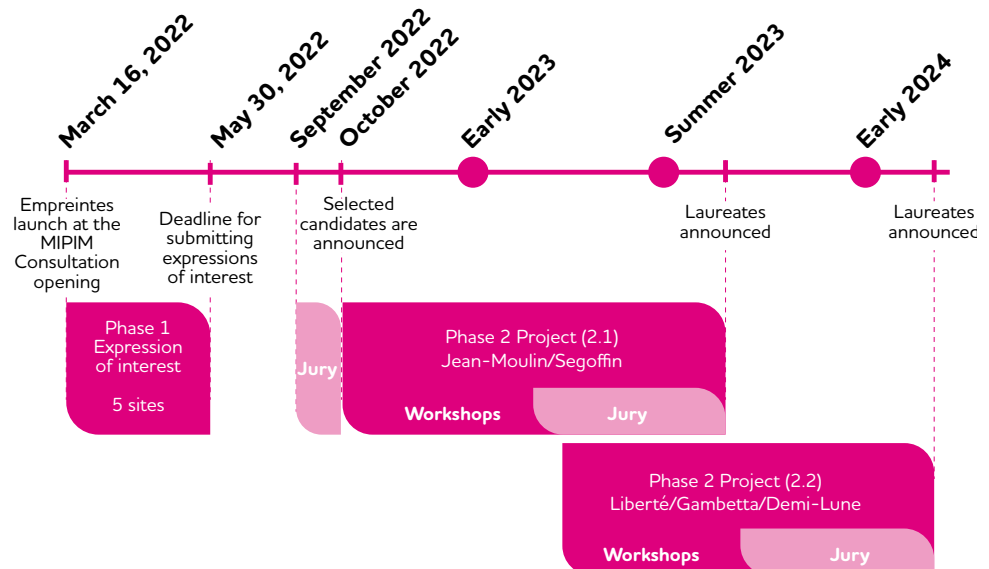


Liberté, 9,000 m²

The structures to be built on the Liberté site, located right next to the border with Puteaux, will strengthen links between the downtown area and the business district while also enhancing the green corridor.

A two-step consultation

Discover the winners of phase 1



Reinvesting

Reinventing the city by transforming
its architectural heritage

Rose de Cherbourg and Hekla tower



12

Breaking down barriers and creating links

One of the overarching goals of Paris La Défense is to break down barriers inherited from past, often due to transportation infrastructure. Several development projects have made it possible to reconnect various neighborhoods in the business district, or even different towns. In 2017, the Jardins de l'Arche walkway linked the Esplanade to the Terrasses in Nanterre. The Trinity project saw the construction of a new urban connection between the Coupole-Regnault sector and surrounding neighborhoods in Courbevoie. In the Boieldieu district, the pedestrian link between Les Terrasses et Place de La Défense serves the same purpose, all amid a lush green environment.



The Green Line in Rose de Cherbourg

Rose de Cherbourg, located along Boulevard Patrick-Devedjian, is undergoing a complete renewal. As part of this in-depth renovation, a new student residence, YouFirst Campus, has already been built, while Hekla Tower, designed by Ateliers Jean Nouvel, is growing taller day after day. In 2023, the road interchange is being reborn as a landscaped suspended walkway. The neighborhood is linked to Terrasses Boieldieu thanks to the development of an ample public plaza and a pedestrian walkway; an iconic initiative reflecting a new vision of urban planning at Paris La Défense.

Learn more



LA ROSE DE CHERBOURG

A suspended walk and

1.5 ha of green spaces

500 m
(1,640 ft.) of walkways

1,500 sq.m
of shops

80,000 sq.m
of offices

10,300 sq.m
of student residences

5 ha
(12.4 acres) total surface area



DESIGNERS

Arriola & Fiol / Atelier Jours /
François Magos / Artelia



PROJECT MANAGERS

AME / Ingérop / Lombardi



Michelet's district

To further enhance the dynamism of this neighborhood at the crossroads of esplanade de La Défense, Boulevard Patrick Devedjian and downtown Puteaux, the project aims to facilitate access from all surrounding areas, renovate Cours Michelet and the space around buildings, and establish crosswalks on the boulevard. The environmental benefits of the project go well beyond greening and landscaping initiatives: 50% of surfacing materials will be reused.



Learn
more



Place de La Défense

Place de La Défense, the nerve center of the business district, sits at the heart of the historic axis. In 2021, Paris La Défense initiated a project to renovate and restructure this iconic public space. The goal: to restore the plaza's identity, coherence, clarity and appeal. At once urban, lush and technical, the project will give birth to a veritable agora where all users can meet and exchange as of this summer. Surrounded by gardens to the north and south, this creation will transform the plaza into a monumental central clearing, strengthening the event-based dimension of Place de la Défense while facilitating movement of pedestrians, cyclists and other eco-friendly means of transportation.



Learn
more



13

Reinvesting



Patio and place des Reflets

These public spaces are undergoing renovation, with new greenery, light-toned concrete slabs, natural stones and wooden furnishings. The Patio des Reflets is being thoroughly reshaped as a brighter, more inviting and more open space. Part of the pedestrian platform is being removed, the current stairway is giving way to a new, more spacious structure, and elevators allow people with reduced mobility to access both levels of the platform.



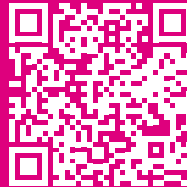
Learn
more

Developing

6 major projects

48% international investors

Discover more projects



THE LINK

Public developer: Paris La Défense
Investor: Groupama Immobilier (SCI The Link La Défense)
Contracting authority: Adim Île-de-France
Architect: PCA Stream – Philippe Chiambaretta Architecte
Surface area: 130,000 sq. m
Use: offices / shops
Future occupant: TotalEnergies
Certification: HQE Exceptionnel
Delivery: 2025



HEKLA

Public developer: Paris La Défense
Investor: Amundi Immobilier / Primonial REIM
Co-developers: Hines / AG Real Estate
Architect: Ateliers Jean Nouvel
Surface area: 76,000 sq. m
Use: offices / services
Certifications : HQE / Leed / Effinergie / Breeam / Well
Delivered in 2022



ODYSSEY

Public developer: Paris La Défense
Investor/developer: Primonial REIM / BNP Paribas Real Estate
Architects: Cro & Co Architecture / CroMe Studio / Studio Gang
Surface area: 141,000 sq. m
Use: offices / accommodations / co-living / retail / rooftop terrace
Delivery: 2026



EDENN

Public developer: Paris La Défense

Project owner: Icade

Architect: Brenac et Gonzales

Surface area: 30,500 sq. m

Use: offices / shops

Delivery: 2025



JARDINS DE L'ARCHE TOWER

Public developer: Paris La Défense

Developers: ADIM Ile-de-France / Oceanis

Architect: Atelier 2/3/4 – Jean Mas

Surface area: 62,015 sq. m

Use: service residence for students and young employees / offices / business activities (restaurants, rooftop terrace, bar, wellness center, library)

Delivery: 2027



INSPIRE

Public developer: Paris La Défense

Developer: BNP Paribas Real Estate

Architect: Agence d'architecture
Bechu + Associés

Surface area: 22,323 sq. m

Use: offices / retail

Future occupant: Allianz Trade

Delivery: 2025



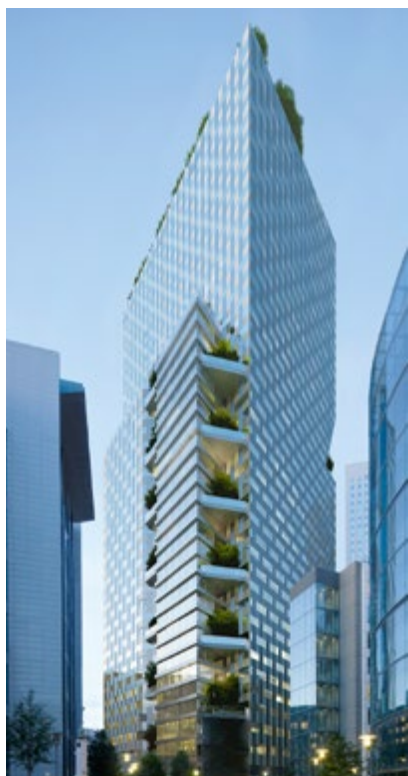
Refurbishing

Property refurbishment, 6 major projects

ALTIPLANO

Public developer: Paris La Défense
Investor: SCI PB10 - Axa REIM et CDC (France)
Architect: B. Architecture
Surface area: 57,078 sq.m
Use: offices / retail
Future occupant: Enedis
Delivery: 2024

31% of office buildings renovated



HOPEN

Public developer: Paris La Défense
Investor: Primonial REIM (France)
Architect: Jean Mas (Ateliers 2/3/4/) / CHZON
Surface area: 65,000 sq.m
Use: offices / retail
Delivery: 2024

LIGHTWELL

Public developer: Paris La Défense
Investor: Unibail-Rodamco-Westfield (France)
Architect: Barthélémy Griño
Surface area: 35,000 sq.m
Use: offices / services
Future occupant: Arkema
Delivery: 2024



ARIANE

Public developer: Paris La Défense
Asset managers: BauMont Real Estate Capital / Aquila Asset Management (France)
Architect: Nouvelle AOM
Surface area: 64,500 sq.m
Use: offices
Delivery: 2024

Discover more projects





AURORE

Public developer: Paris La Défense
Investor: SNC AER 2 – Aermont (UK)
Architects: Jean-Paul Viguier & Associés / Sisto Studios Architectes
Surface area: 34,500 sq.m
Use: offices / retail (Le Perchoir restaurant)
Delivered in 2023



LEFEBVRE DALLOZ

Public developer: Paris La Défense
Investor: SCPI Élysées Pierre (France)
Architect: Bouchaud Architectes
Surface area: 16,620 sq.m
Use: offices / services
Delivered in 2021

17

Refurbishing

A General Assembly to transform the towers

Shunning pollution-intensive demolition-reconstruction projects in favor of high-rise transformation initiatives is key to reducing the district's carbon footprint. What can be done to make the towers throughout Paris La Défense more environmentally friendly? This question lies at the heart of the General Assembly of Skyscraper transformation, set to continue in 2023. This forum brings together investors, architects and real estate operators for crucial and substantive discussions, sharing experiences and drawing inspiration from other international business districts to envision innovative and sustainable solutions for a carbon-free future.

75 specialists participated in themed workshops. The second conference put forth initial concrete proposals to incentivize transformation of this built capital.

Learn more



Greenifying

Planting the seeds of a green revolution!

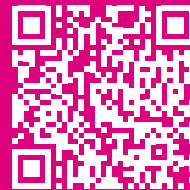
La vie en green

Since 2019, the Paris La Défense landscape has come alive with more than 10.000 sq.m of new green areas. Today, the district boasts a full 37.35 hectares (92.25 acres) of lush public spaces. 35% of the district's pedestrian spaces is vegetated. In the coming years, Paris La Défense plans to intensify this approach, planting trees, creating new urban parks and shared gardens, and providing for green roofs and terraces in new real estate developments.

Every public development project is designed to reduce heat islands and enhance biodiversity throughout the district. Field studies carried out in 2022 brought to light the presence of 434 plant species, including 14 deemed rare or very rare. In addition, nearly 124 wild animal species were observed between 2009 and 2021. Nature is gaining ground every day in the business district.



Learn more about
Paris La Défense's
green approach



18



Eco-gardening

Twelve of the area's many green spaces have been awarded the EcoJardin label. Paris La Défense implements differentiated management of each park and garden, an approach that drastically reduces water consumption depending on the soil and the weather. EcoJardin sites include three shared and collaborative gardens created in the Les Reflets area and Terrasses Boieldieu. This initiative brings together expert gardeners and novice employees in an atmosphere of convivial interaction, exchange and social diversity, offering an original way to learn about urban agriculture and permaculture. Between 2020 and 2022, 420 gardeners participated in the bi-monthly workshops organized by Paris La Défense.

The Hanging Garden



Depiction of esplanade de La Défense in 2026

19

The esplanade recast as an urban park

Paris La Défense is illustrating its ambitions through a spectacular urban greening project, a key contribution to accentuating the role and prominence of nature in the city. Extending over 600 meters (1,970 feet) between the Agam and Takis pools, this 5-hectare (12.5-acre) development project for the esplanade de La Défense will stand out as one of the largest platform-based parks in France.

The park project will feature two complementary landscapes. The first, classical in design, will extend the historic axis created by André Le Nôtre (from the Tuileries Garden to the business district), while the second will put forth a bolder, more contemporary perspective reflecting the visionary and innovative character that has always enlivened the district.

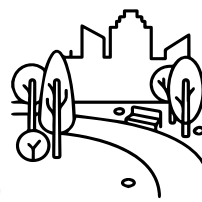
A Park grounded in three main principles

- green spaces for relaxation and sporting activities;
- stabilized areas equipped with a variety of street furniture for bocce ball, leisure, relaxation;
- flowerbeds and water basins for strolling and daydreaming.



THE PARK

5 ha
(12.5 acres)




600 m

(2,000 feet) of urban greenery

450

plane and lime trees
preserved



Landscape architect
Michel Desvigne Paysagiste

Design office
Arcadis

Urban ecology specialist
Urban-EcoScop

Consultation and uses
Ville Ouverte

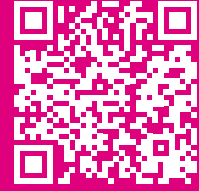
Learn
more about
Le Parc project



Reshaping

Recomposing an atypical and disconnected area through bold urban programming

Discover
Les Groves district



Jardin des Rails public spaces project

Les Groves, an up-and-coming neighborhood in Paris La Défense



As of 2023, the Les Groves district in Nanterre will take shape as a lively new neighborhood: an integral part of the city with convenient links to the business district. Long relegated to industrial and railroad activities, this 65-hectare (160-acre) area has embarked upon a comprehensive transformation into an accessible and appealing site, thanks to the arrival of the RER E and the Grand Paris Express by 2030. This metamorphosis, initiated by the City of Nanterre and Paris La Défense, provides for the creation of 288,000 sq.m of homes, 210,500 sq.m of offices, and 79,000 sq.m devoted to activities, shops and facilities. The renewal of Les Groves also puts forth an ambitious environmental strategy, with projects combining energy efficiency, comfort and quality of life. The French government recently endorsed these efforts with the granting of the EcoQuartier label, a major achievement for Les Groves. The area also aims to be a place of experimentation and dialogue. Since 2016, a community has come together to determine the future of Les Groves, with the public developer, local authorities, inhabitants and future stakeholders working side by side in co-construction workshops. Meanwhile, initiatives such as “Vive Les Groves” give everyone the chance to explore possible orientations through a participatory approach to development.

LES GROUES IN NUMBERS

65 ha

(160 acres) surface area

10,500

new residents



210,500 sq. m

of offices



79,000 sq. m

devoted to activities, shops
and public/private facilities



3

new schools

288,000 sq. m

of homes



Hélios

Public developer: Paris la Défense

Property developer: Bricqueville et Panhard

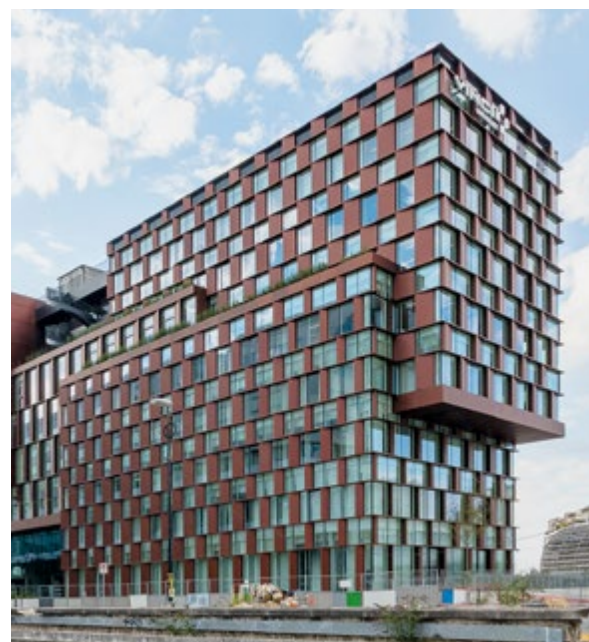
Architect: Nicolas Laisné Architectes /

A26 / Becarmap / Aqma / Mugo

Offering: 137 homes

The lot on which this development is to be build
includes an institute of higher education

Delivery: 2025



INDÉFENSE

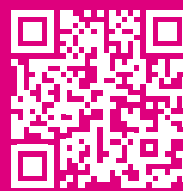
Delivered in 2022 and bordering the Les Groves
neighborhood, InDéfense brings L'Archipel,
the new worldwide headquarters of VINCI Group,
to completion with an additional 10,250 sq. m.

The entire site is directly connected to the future Eole
Nanterre-La Folie transit station. Designed by Danish
architectural firm 3XN and SRA Architecte, the lot also
includes an Okko Hotel and a restaurant. See page 29

Connecting

Encouraging eco-friendly mobility

Learn more
about mobility
in Paris La Défense



A place for everyone!

Life in La Défense, imagined according to principles of separation of traffic flows, revolves around a massive platform reserved for pedestrians and non-motorized vehicles. Motor vehicle traffic is concentrated under the platform, as well as on a beltway known as the La Défense Ring Road. Tramways, RERs and metros operate at several underground levels, with hundreds of thousands of people traveling in and around Paris La Défense each day.

Bike Plan 2023-2027

After the first bike lanes which were created in the 2010s, and the more recent pop-up bike lanes, Paris La Défense is committed to an ambitious district-wide cycling plan. This will ensure that the territory is integrated into the network of towns within the *Département*. Studies are also underway to extend the Pont de Neuilly bike path, a privileged access road that sees over 6,000 people a day, as well as connections to Général-de-Gaulle Avenue on the Neuilly side and Patrick Devedjian-Boulevard and the esplanade on the Courbevoie side.



€130 million to transform covered lanes

The business district has 6km (3.75 miles) of roads under the esplanade, providing access and fulfilling logistical service functions. To support changes in usage and enhance sustainable transport, bike lanes are being created in certain covered lanes, along with roadway improvements and lighting to make these spaces safer. The goal is to provide bicycle access to buildings and secure bike parking facilities to reinforce pedestrian right-of-way on the esplanade.

FACTS & FIGURES

La Défense

31 ha
(76.6 acres)
of pedestrian spaces



+ than
2,000
bike racks



+ than 600
spaces available in district
parking lots



Public transport, a growing range

Paris La Défense boasts one of the best public transport networks in the world. The range of public transport will be further expanded in the coming years with the arrival of the RER E and the opening of two new stations serving Paris La Défense. By 2030, line 15 west of the Grand Paris Express will offer an alternative to passing through Paris on the way to Charles-de-Gaulle airport with a transfer to line 17. The Puteaux-La Défense station will have direct underground connections to the RER A and the Cœur Transport interchange station.

14 million euros for Cœur Transport studies

Cœur Transport is a unique hub offering numerous options (RER, metro, bus, tram, Transilien) for 85% of the district's 180,000 employees who use public transport. To support its transformation with the arrival of the RER E and line 15, and to address its oversaturated entrances, a major study program is being undertaken under the aegis of the Hauts-de-Seine Département and IDF Mobilités, bringing together RATP, SNCF and Paris La Défense. The studies cover all aspects of this transport hub, including the operation of the Calder Miró bus station, the exits on the forecourt and the methods of access by walking or sustainable transport. In parallel, a study of the possible increase in the Esplanade metro station's capacity is underway by RATP and Paris La Défense, as the station has today only one central platform.

Welcome to "Main street" in Paris La Défense

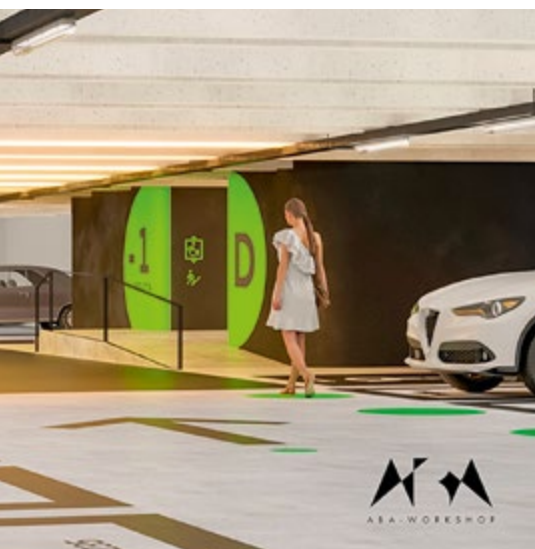
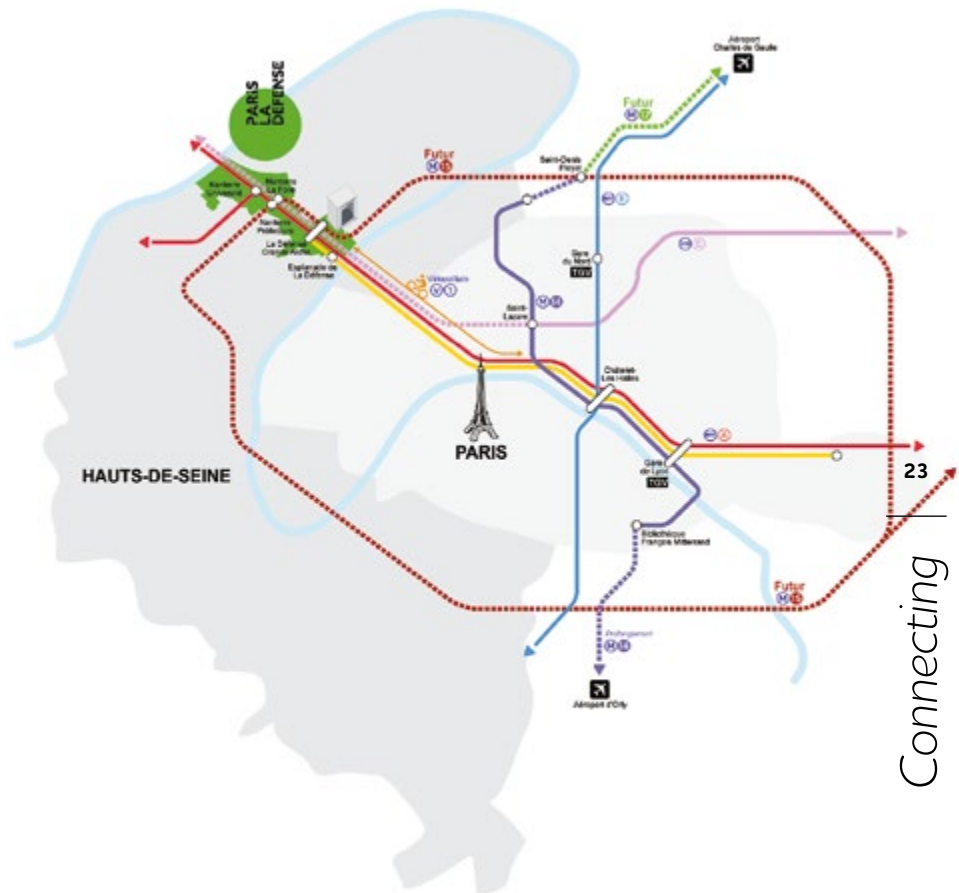
First opened in 1971, Boulevard Patrick Devedjian—with traffic of 30,000 vehicles per day—forms a barrier around the business district, cutting it off from the surrounding urban fabric. The local public body and the Hauts-de-Seine Department Council intend to transform this 4-km strip of asphalt into an innovative and exemplary urban thoroughfare. A greener and more pleasant space to reconnect Paris La Défense to Courbevoie and Puteaux.

RER E

- Haussmann-Saint-Lazare – La Défense: 8 minutes compared to 14 minutes today.

Grand Paris Express

- La Défense – Charles-de-Gaulle Airport: 35 minutes compared to 1:10 today.
- La Défense – Orly Airport: 36 minutes compared to 56 today.



A Mobility Hub in the Center Parking Lot

Q-Park, which holds the public service delegation for the operation of 22,000 parking spaces in the business district, is highly committed to electromobility, deploying charging stations for electric vehicles. Within this framework, a mobility hub will be built in the Center parking lot to serve the heart of the district with the installation of 100 dedicated spaces and immediate access to the Cœur Transport hub. Additionally, more bike spaces are being added in the parking facilities.

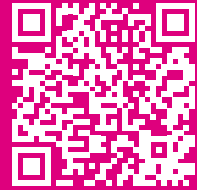
An Urban Distribution Space in Villon Parking Lot

Sogaris and Paris La Défense are committed to urban logistics within the district, undertaking feasibility studies in the Villon car park, which offers the feature of open-air access. This space will be directly connected to the neighborhood's roads, including the covered lanes.

Moving in

*A wonderful place to live and work
in the heart of Greater Paris*

Paris La Défense
welcome pack



24

10 reasons to move to Paris La Défense

1

Be part of a leading economic and innovation hub.
A unique cluster of international decision-making centers.

2

Take advantage of a premium real estate offering.
3.7 million m² (40 million sq. ft.) of offices,
32% of the office property supply less than 11 years old.

3

Enjoy an exceptional transportation network.
Paris, top city worldwide for public transportation coverage.

4

Work at the core of a unique employment pool.
In the center of Europe's most dynamic region.

5

Focus on quality of life.
Paris La Défense, a wonderful place to live and work.

6

Enjoy the effervescence of a lively neighborhood
Paris La Défense Arena, Europe's largest indoor concert hall
and Les Quatre Temps, its Europe's largest shopping mall.

7

Witness the transformation of the business district.
Paris La Défense is much more than a business district: today it has
embraced every aspect of sustainable development and new uses.

8

Move to an area boasting high user satisfaction.
83%¹ of employees are proud to work at Paris La Défense.

9

Paris La Défense: your business partner.
Rely on a dedicated public body - Paris La Défense -
for customized support, services and a firm commitment.

10

Savor the delights of French art de vivre.
150 restaurants in the business district.

1. Paris La Défense - Viavoice field survey, 2022.

**A DIVERSE AND ATTRACTIVE
NEIGHBORHOOD**

**1st
EUROPE'S
PREMIER
BUSINESS
DISTRICT**

The world's
4th most attractive
business district
(The attractiveness of world-class
business districts survey – EY/ULI)
180,000
employees, including 60% executives,
50,000 inhabitants

**AN OFFERING
SUITED TO NEW USES**

59,000 sq. m
co-working spaces
a broad range of surface areas
available

**A HIGH-QUALITY EDUCATIONAL
AND ACADEMIC OFFERING**

32 Institutions
of higher
education:
Paris-Nanterre University,
IESEG, ESSEC,
Léonard-de-Vinci university,
ESCE, ICN, EDC...

70,000
students



Contact:
Aude Laurent, head of Corporate
and International Relations
alaurent@parisladefense.com

A diversified economic fabric

Fashion, Retail

C&A **ALAIN AFFLELOU**
PANDORA **KERING**

Legal

FIDAL Santarelli
Lefebvre Dalloz

Finance, Insurance, Banks

EURONEXT **SOCIÉTÉ GÉNÉRALE**
BANQUE DE FRANCE **EBA**
EUROSISTÈME **UBAF**

Energy

TechnipFMC **PRIMAGAZ**
ENGIE **greenyellow**
SHIFT TO PROFITABLE ENERGY

Audit & Consulting

Deloitte
BearingPoint
EY **KPMG**
WAVESTONE

Industries & Production

SAINT-GOBAIN
Ciments Calcia
HEIDELBERGCEMENT Group
chromology

Information & Communication

amazon **CAMPUS CYBER**
sopra **steria**
orange Business Services

Health

AstraZeneca
VIATRIS
MERCK

Europe's most dynamic region

30.7%
Of French GDP

12.3
million inhabitants:
the most populous
region in Europe

50
million tourists

6.5
million jobs

Office space
54.9
million sq. m

NO. 1
worldwide business
tourism destination:
8 million visitors per year



GREATER PARIS
host of the 2024 Olympic Games

Source: Choose Paris Region 2022

Getting involved

*Taking action for our planet
by uniting key players*

Growing solidarity

The La Défense Solidarity Network currently brings together four associations working to help people suffering from extreme vulnerability and social exclusion: La Maison de l'Amitié La Défense, Entourage, La Cloche and Le Chaînon Manquant. Paris La Défense provides financial and logistical support to this network, formed to coordinate and encourage initiatives by all stakeholders in the district: employees, companies, merchants and residents. In Paris La Défense, solidarity is for everyone!

Learn more
about CSR initiatives



Responsible, community-minded purchasing

Many companies in the business district have committed to eliminating food waste thanks to the “La Défense des Aliments” initiative. They have implemented measures in their staff restaurants to raise awareness among diners and adopt better practices.

In addition to this project, several solidarity-based initiatives have emerged in the district, including the Le Chaînon Manquant network (recovery and redistribution of unsold food products from company restaurants) and La Salle à Manger, an eco-friendly restaurant bringing the solidarity economy to life since 2021. Originated by La Maison de l'Amitié, La Salle à Manger was designed as a convivial setting where district users and vulnerable individuals can come together at the same table to enjoy a meal and a moment of companionship.

Rewarding in more ways than one, it offers meals prepared using unsold food products collected by Le Chaînon Manquant from local supermarkets and restaurants. Volunteers contribute to running the establishment as maître d's, waitstaff and kitchen staff. The project also helps create new jobs while promoting professional integration or re-integration for long-term jobseekers.





Hosting sporting and solidarity events

For years, Paris La Défense has provided support by hosting regular blood donation campaigns and charity events, including four major sporting competitions

Vertigo race

The NGO Play International, which works to develop sports-based education programs in France and abroad, organizes this vertical marathon. Fitness enthusiasts race up dozens of flights of stairs, all the way to the top of a La Défense tower.

Cancer-free Children City Race

Imagine for Margo, an association committed to the fight against childhood cancer, designed the Cancer-free Children City Race in Paris La Défense along three itineraries. 100% of donations go to research to find targeted and innovative treatments.

Race against hunger

The NGO Action Contre la Faim offers companies the chance to have fun while holding high their corporate banner through sporting activities. Donations support concrete action, financing projects focused on sustainable food security for all.

The Special Olympics race

The oldest charity race in the business district! Special Olympics, which champions inclusion through sports for people with intellectual disabilities, organizes an inter-company relay race on the Esplanade de La Défense.



Collective action for the environment

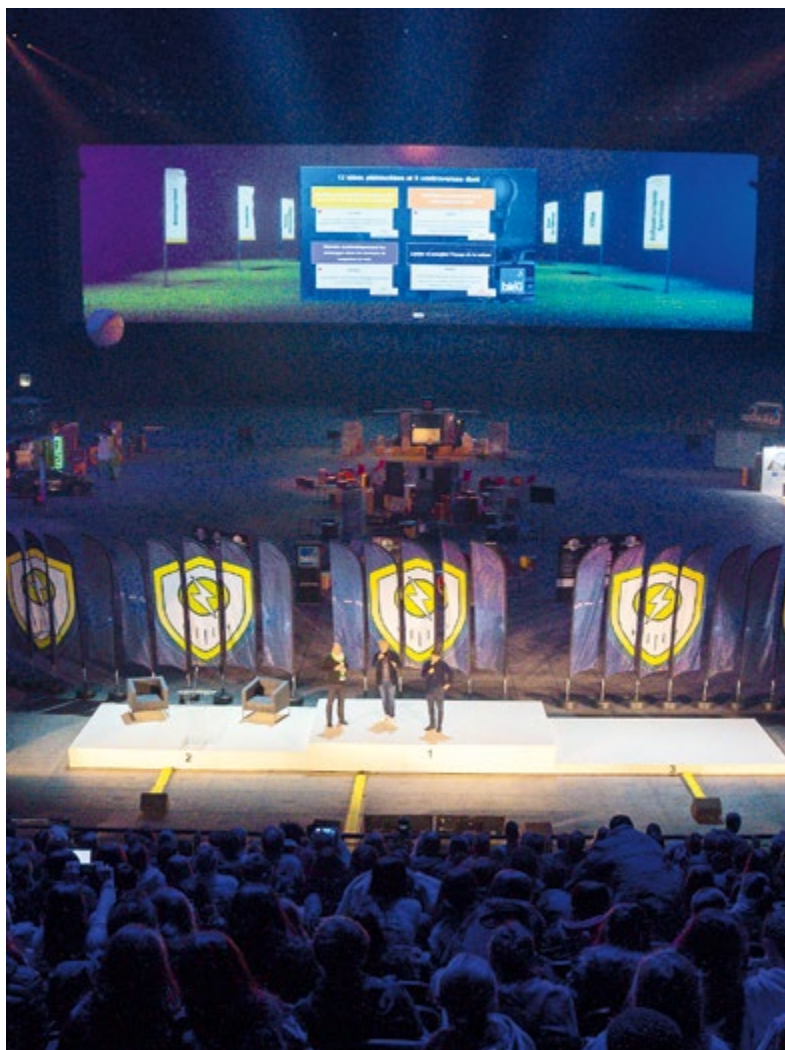
In partnership with IFPEB, Paris La Défense is harnessing collective intelligence through several concrete initiatives intended to drive down energy consumption in the district. In 2022, the first annual CUBE Paris La Défense competition led to an average decrease in energy consumption of nearly 18% in the 13 participating buildings, covering a total surface area of 750,000 m² (8 million sq. ft.).

Paris La Défense also brought together nearly 400 company representatives and building owners and managers throughout the business district to set common objectives aimed at reducing electricity consumption in La Défense. In addition, the urban heating network is going green as of 2023, with much of the area switching to clean energy thanks to agripellets and biofuels.

Learn
more



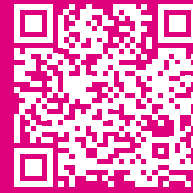
2023 will also see business district companies and partners coalesce around the Paris La Défense Can B program, bringing their commitment and capabilities to bear in pursuit of the area's climate objectives. The movement aims to champion company transformation initiatives through collective action, with a view to creating a true low-carbon, high-impact local economy.



Savoring

Something for everyone in Paris La Défense

Discover
Paris La Défense's
restaurants and bars



SHOPS
AND DINING

20
food trucks



150
restaurants

28

Westfield
Les 4 Temps

1st
Europe's
largest
shopping
center

56
million
visitors per year



A diversified food and beverage offering

The Paris La Défense fleet of Food Trucks was assembled in 2016 to complement the district's food and beverage offering with new and original options. The vehicles park in pedestrian areas, giving customers quick and convenient access to a variety of specialties that change daily thanks to a rotation system. The 20 Food Trucks making up the fleet are chosen yearly through a two-phase selection process: an application-based shortlisting procedure using multiple criteria including quality of products, value for money, respect for the environment, etc., with final selection made after a tasting event with a jury composed of district users (local residents, students, employees, etc.).





Table Square

At the heart of esplanade de La Défense. Since 2020, this epicurean eatery over 4,500 sq. m hosts top French chefs including Hugo Desnoyer, Akrame Benallal and Olivier Bellin.



Oxygen

Open since 2018 in front of the Takis Pool. Surrounded by a garden and terraces, the complex features a high-end fast-food restaurant, a fine-dining establishment and an upbeat locale to wind down after work.



Okko Hotels

On Boulevard de la Défense in Nanterre. For its fourth Parisian location and its 13th establishment overall, in 2022 the young four-star French hospitality brand opened a new hotel with a lifestyle flair.

Architect: 3XN / SRA architecte

Surface area: 6,300 sq. m

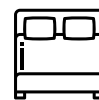
Capacity: 184 rooms

1 restaurant, 1 club venue with an outside terrace,
3 meeting rooms with terraces, 1 gym and sauna complex

Open since June 2022

HOTEL OFFERING

Capacity



3,000
rooms

Breakdown of
nightly stays



68%
business tourism

+ 800

more rooms by 2026

32%
leisure

Discover
our hotels

85%
of the offering is high-end
and mid-range



Swinging

There's always something happening in Paris La Défense!

Living the La Défense spirit!

Every year, Paris La Défense conducts an opinion poll among its various populations. The 2022 survey¹ revealed that more than nine out of 10 employees and local residents consider Paris La Défense as a district of international caliber and standing, lively during the week and easily accessible on weekends. 93% percent of higher education students agree that it is a pleasant place to work, and 96% believe it has a positive image. Event venues also inspire praise and attract visitors, with 94% of residents citing the Christmas Market and 91% Paris La Défense Arena!

30



La Défense Jazz Festival

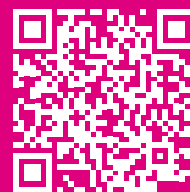
An eclectic lineup at the heart of the plaza, organized by the Department of Hauts de Seine. In 2022, 34,000 spectators over seven days of concerts.



Christmas market

The Paris Region's largest Christmas market, with 350 exhibitors and charities, now celebrating a quarter century of history! In 2022: 762,000 visitors over 30 days of business.

Discover
our main events



Les Extatiques

Along the esplanade, an open-air exhibition invites visitors to discover contemporary artistic creations. In 2022, it featured nine artists and nine works of art on display for 103 days.



Garden Parvis

Food market, DJ, activities for young and old alike... A summer destination featuring a lively and eclectic program of events! In 2022: 237,000 visitors over 44 days of event.



1. Paris La Défense - Viavoice field survey carried out between October 10 and November 5, 2022 among 1,975 respondents.



Paris La Défense Arena: a world of excitement!

Paris La Défense is a key sporting and entertainment venue with a capacity of 40,000 spectators. Boasting one of the world's largest projection walls, every year the arena hosts first-rate sporting events – rugby, basketball and supercross – as well as concerts by leading artists including Mylène Farmer, Paul McCartney, Céline Dion, DJ Snake, Iron Maiden and more. Paris La Défense Arena will host the swimming events of the 2024 Olympic and Paralympic Games.



The Cité de l'Histoire

Open since January 2023 under the Grande Arche, the Cité de l'Histoire, created by Amaclio productions and Franck Ferrand, is a one-of-a-kind, immersive museum! In just a few hours, it guides visitors on a journey through the centuries to (re) discover the people and events that made France what it is today, all thanks to cutting-edge technologies.



Art is in the air

Calder, Miró, César, Moretti, Bernar Venet, Richard Serra, and the list goes on. Paris La Défense is a feast for the eyes, like a monumental open-air modern art gallery. In addition to this permanent collection, works from leading artists are displayed in situ on the Esplanade during the summertime exhibition Les Extatiques.



A living architecture museum

To what does the Grande Arche owe its fame? Its location on the historic axis? Its unique contours? Since 1989, the structure designed by Otto von Spreckelsen has become a worldwide icon. But it is not the only jewel in the district's crown. Paris La Défense boasts any number of architectural exploits including CNIT and skyscrapers with their own unique personalities – such as D2 and Majunga – not to mention spectacular refurbishments like the First Tower.



Paris La Défense

Your business partner

Learn more about
Paris La Défense



Our missions

Paris La Défense is a local public body responsible for the public development, management and operations of the business district. Paris La Défense teams work to develop and modernize the area by implementing ambitious real estate and urban planning projects. The public body has also launched a major diversification project for the district including development of a first-rate business, residential and entertainment offering. The ultimate goal is to transform the district into a true economic, residential and social hub.

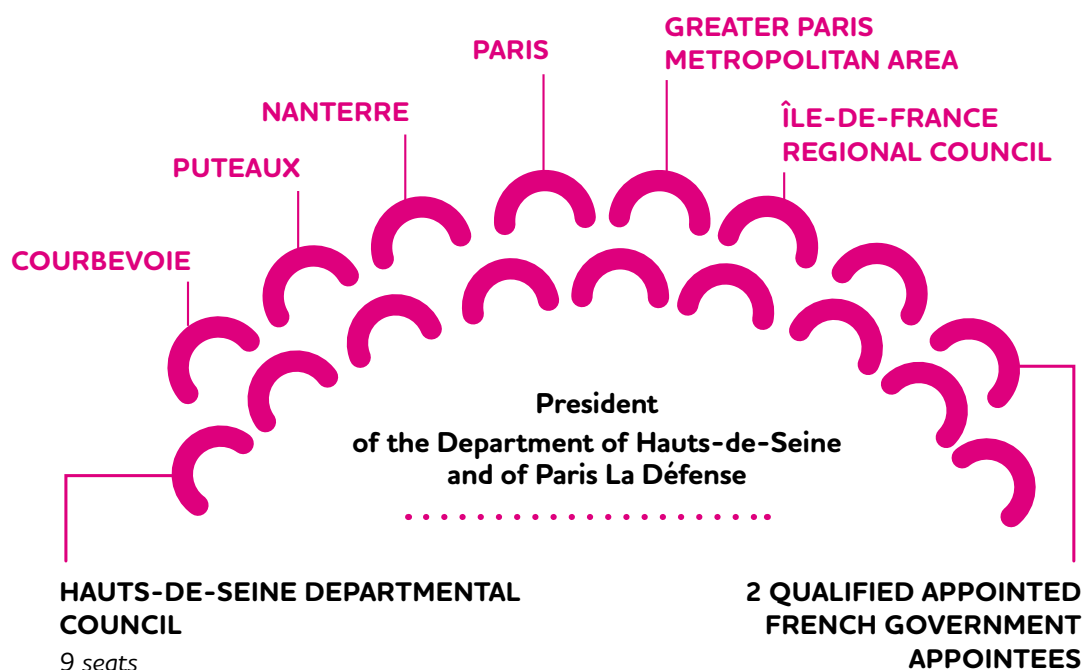
32



Our ambitions

In 2021, Paris La Défense adopted a Raison d'être, formalizing its focus on innovative experimentation to champion new ways of living, working and designing urban spaces, with the ultimate goal of becoming the first post-carbon global business district. See page 2

Board of Directors



Your contacts

Executive Management



**Pierre-Yves Guice,
CEO**
pyguice@parisladefense.com



**Thierry Febvay,
Deputy CEO**
tfelvay@parisladefense.com



**Rémi Tardivo,
Deputy CEO**
rtardivo@parisladefense.com

Urban and real estate projects



**Olivier Schoentjes,
Director**
oschoentjes@parisladefense.com



**Christophe Mailhé,
Delegated Director**
cmailhe@parisladefense.com



**Myriam Diguët,
Deputy Director**
mdiguët@parisladefense.com

Strategy and responsible development



**Céline Crestin,
Director**
ccrestin@parisladefense.com

Engineering and local services



**Christophe Dalstein,
Director**
cdalstein@parisladefense.com

Attractiveness



**Franck Boucher,
Director**
fboucher@parisladefense.com

Paris La Défense

Business

1st
EUROPE'S PREMIER
BUSINESS DISTRICT

More than
500
COMPANIES

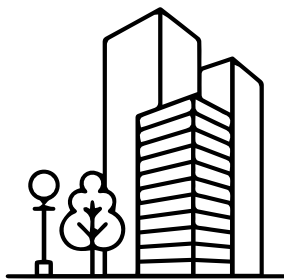
14
CAC 40 companies

15
Fortune Global
500 businesses

3,7
million sq. m
of offices in La Défense
(Paris La Défense)

59,000 sq. m
of co-working
spaces

Real estate supply



**France's only
high-rise
district**

with **61 skyscrapers**
32 % of the office property supply
is less than 11 years old

76 m
(250 feet)
Average building height

TOP 5 tallest
buildings
First Hekla
Majunga
T1
Granite

21 years
average age of office
buildings in the district

31%
of office buildings
renovated

The world's 4th most attractive business district¹

Lifestyle



131 ha

of green spaces,
including 37.35 ha
of public spaces

180,000 EMPLOYEES

50,000 LOCAL RESIDENTS

70,000 STUDENTS



566 ha

(1,393 acres)
incl. 31 ha (76.5 acres)
of pedestrian spaces

32

INSTITUTIONS
of higher learning

1

public
transportation hub
and 5 lines + 2 RER E
stations to come



3,000

hotel rooms,
+ 800 more by 2026

More than

150

restaurants

Europe's
largest
shopping
center

**Westfield –
Les 4 Temps**

**Paris
La Défense Arena**

Largest indoor
concert hall
in Europe



40,000
seats

More than

50

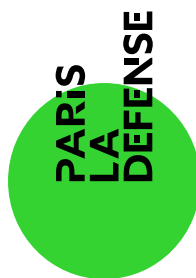
works of art


@ladedefense.fr


@Paris
LaDefense


Paris
La Défense


parisladefense



Paris La Défense

Cœur Défense Tour B
110, esplanade du Général-de-Gaulle
92932 Paris La Défense

parisladefense.com

Paris La Défense • March 2023 • Design and pre-press: IDIX • Cover picture: Sabrina Budon • Credits: 11h45 / 3.0 - Serial Picture / Martin Arggyroglo / Carlos Ayesta / Sabrina Budon / CD92 - Olivier Ravoire - Julia Brechler / Constance Decorde / Augustin Detienne / Hadrien Picard / Okko Hotels / Paris La Défense Arena / La Solive / Bénédite Topuz / B. Architecture / Atelier 2/3/4 - Jean Mas / Base-Imica / Bechu & Associés / Brenac et Gonzalez / Cro & Co Architecture - CroMe Studio - Studio Gang / Michel Desvigne Paysagiste / Barthélémy Grinó / In Situ / Nicolas Laisné Architectes / Nouvelle AOM / PCA STREAM - Philippe Chiambaretta Architecte / Q-Park / TVK / Vectuel.

Printed on recycled paper using plant-based ink by Desbouis Gresil.

