

PARIS LA DÉFENSE

A new strategic course



PARIS
LA
DÉFENSE

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A New Course for the District



GEORGES SIFFREDI

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

**“We are committed to
serving as a positive
example of how to
innovate in the use of
construction materials.**

”

In the face of an urgent climate crisis, we're charting a new, sustainable, and environmentally-conscious approach to development, with the goal of becoming the first world-class, post-carbon business district in the world.

Our district was built more than 60 years ago, in a world before discussions of climate issues, land resilience, and sustainable development were in the mainstream. Today, these issues cannot be ignored. They are a priority for all of earth's people and Paris La Défense, as a public institution, must be part of the solution.

We are committed to serving as a positive example of how to innovate through management and in the use of construction materials, while also resolving to undertake systemic changes that will improve the quality of life for those who use the district today, as well as for future generations.

Therefore, we must learn to build differently, specifically by incorporating bio-sourced materials. An ambitious sustainability program also demands that we better incorporate nature into our cities, further develop carbon-free transportation, and prioritize mixed-use spaces that combine retail, offices, and residences. Above all, building a post-carbon business district demands that we all, citizens and businesses alike, tailor our habits and behavior in order to be better stewards of our planet.

The time for mere words and declarations of intent is over. Paris La Défense is committed to this ambitious project, which requires a great deal of action, innovation, and daring from our public institutions as well as those who uses our business district.

A carbon-free future!

Fresh winds of change are blowing through the district. Paris La Défense is charting a new strategic course for the area, to make Paris La Défense the first post-carbon global business district.

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.

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.

Paris La Défense will focus its actions on four strategic priorities:

Build better

Creating a post-carbon business district means finding new and better ways to 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 based momentum 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



Paris La Défense is inaugurating 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.

See pages 10-11

OBJECTIVE #2

Assess projects' social and environmental impact



Paris La Défense will implement a dynamic fee schedule for building rights based on the social and environmental performance of the buildings concerned. As such, priority will be given to redevelopments rather than demolition-reconstruction operations. Use of bio-sourced materials, energy consumption levels and pursuit of functional diversity will all be decisive criteria in setting the price of building rights.

See pages 16-17

OBJECTIVE #3

Build low-carbon structures

As of 2022, 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. With a firm reliance on technological and environmental breakthroughs, Paris La Défense aspires to host the very first high-rise office building in France with a wooden framework.



Flora building project in The Groues district

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 2022, the first section of a modernized and landscaped Place de La Défense will be open to the public. In addition, a project to create the largest platform-based urban park in France, spanning seven hectares (17.5 acres) of the Esplanade, will soon be unveiled. 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., will be made permanent. New features will supplement existing infrastructure, with the aim of ultimately covering the entire district. The La Défense Ring Road 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 Paris
La Défense's
strategic
new 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 will lie at the heart of the first General Assembly of Skyscraper transformation, to be organized by Paris La Défense in 2022. 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.

OBJECTIVE #8

Learn to dream



The public body will highlight the different measures in place, 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, the public body will also urge its service providers to take part in the collective effort by reorienting its environmental and social inclusion-based criteria.

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, when it comes to welcoming new companies to the business district, Paris La Défense plans to opt whenever possible for players involved in the social and circular economy. Priority will also be given to activities that contribute to local jobs and social inclusion, as well as young companies. See pages 26-27

OBJECTIVE #10

Launch the Paris La Défense Can B program

Paris La Défense wants to encourage companies in the business district to join the B Corp movement, which certifies businesses that incorporate social, civic and environmental objectives into their development model. Initiatives in this regard will be organized through the Paris La Défense Can B program, including presentation of the movement, training sessions, etc. Companies will have the opportunity to assess their social, civic and environmental impact based on a simplified reference framework inspired by B Corp certification. Paris La Défense will provide support to companies that choose to pursue certification, setting an example by applying B Corp principles to its own projects.





Current and future projects

Projects ●

Parks and green spaces

URBAN DEVELOPMENT AREAS

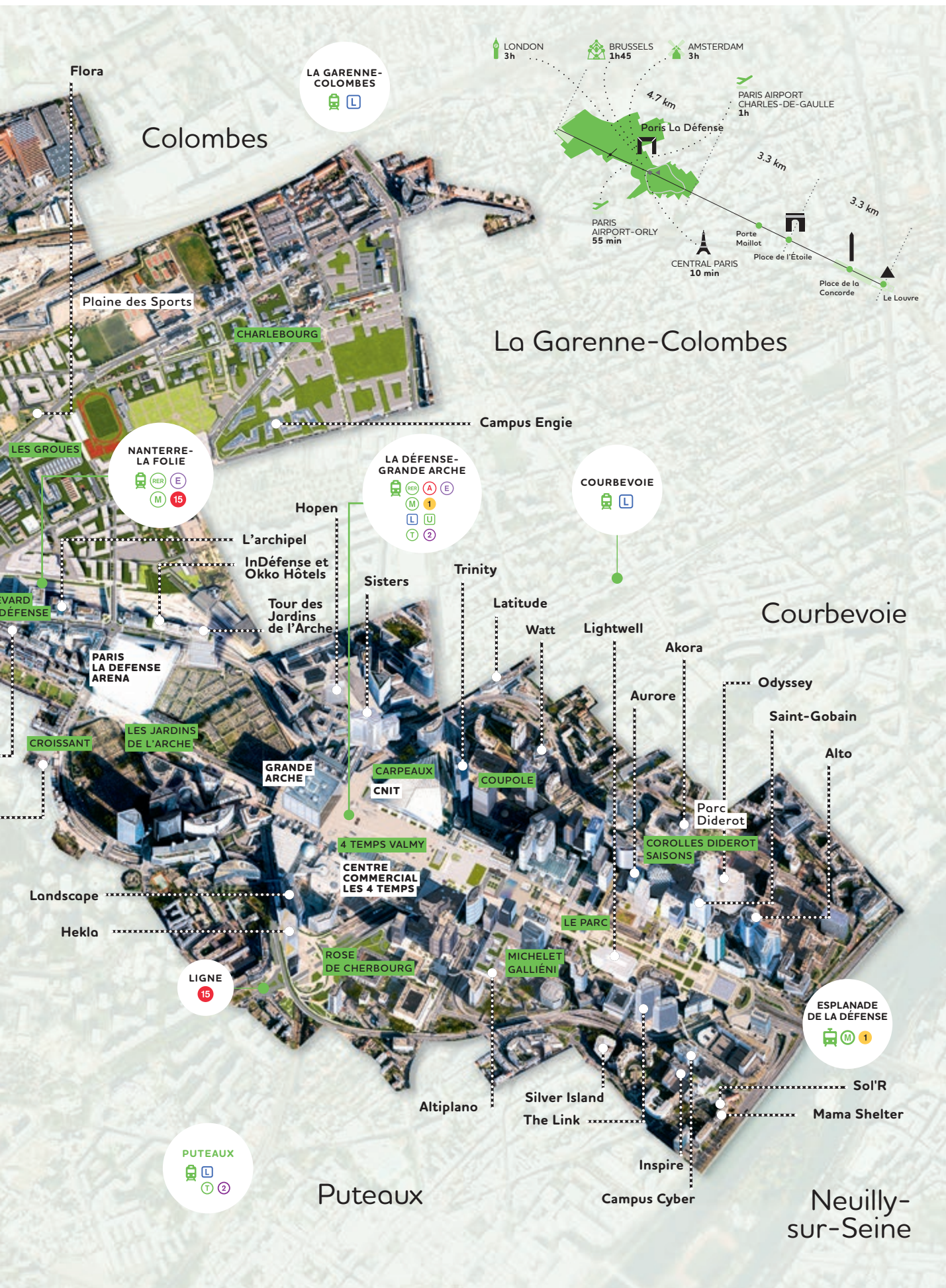
LANDMARKS



500 m



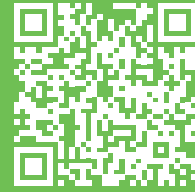
Learn more on
Paris La Défense's projects



Conquering

*Impulsing innovative
and sustainable projects*

Learn more about
Empreintes



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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 created in the image of modern-day residents 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 the Patrick Devedjian Ring Road, initiated by the Hauts-de-Seine Department. The transformation of La Défense will be further reflected in the arrival of the RER E and metro line 15 by 2030.



Demi-Lune

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.

Key features



5 minutes from the Esplanade and the Westfield – Les 4 Temps shopping center

8 minutes on foot from the Cœur Transport mobility hub



Liberté

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.

Key features



15 minutes on foot from the Cœur Transport mobility hub
5 minutes from the future Gallieni Garden
10 minutes on foot from downtown Puteaux



Gambetta

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.

Key features



10 minutes from the Esplanade and Westfield – Les 4 Temps
2 minutes from the future EOLE (RER E) rail station



Ségoffin

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

Key features



10 minutes from the Esplanade and Westfield – Les 4 Temps
15 minutes from downtown Courbevoie



Jean-Moulin

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.

Key features



15 minutes on foot from downtown Puteaux
5 minutes from the future Parc de l'Esplanade de La Défense and the Gallieni Garden.
Excellent exposure

Reinvesting

Reinventing the city by transforming
its architectural heritage

Rose de Cherbourg and Hekla tower



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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 footbridge between the Coupole-Regnault sector and surrounding neighborhoods in Courbevoie. In the Boieldieu district, the pedestrian link between the walkway passing through the restructured terraces and 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 the Ring Road in Puteaux, is undergoing a complete renewal. As part of this in-depth renovation, a new student residence, Campuséa, has already been built, while Hekla Tower, designed by Ateliers Jean Nouvel, is growing taller day after day. The road interchange will soon be reborn as a landscaped suspended walkway. The neighborhood will be connected 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.

LA ROSE DE CHERBOURG

A suspended walk and

1.5 ha of green spaces

600 m 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

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. 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.



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 will be thoroughly reshaped, becoming brighter, more inviting and more open. Part of the pedestrian platform will be removed, the current stairway will make way for a new, more spacious structure, and elevators will allow people with reduced mobility to access both levels of the platform.



Discover
the project's
video



Place de l'Iris

The new public spaces in Place de l'Iris were delivered in 2021. The square was unified with pale concrete slabs and livened up with wooden lodges. Car traffic from underground access roads and pedestrian travel have been optimized. Moreover, 51 trees representing an array of species, including additional cherry trees, now make the square greener than ever.



Developing

6 major projects

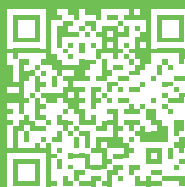
48% international investors

€1.174 Bn

Invested in the Immostat La Défense area in 2021

(JLL / Immostat)

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: 130,852 sq. m

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

Certifications :

HQE / Leed / Effinergie /

Breeam / Well

Delivery: 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

Delivery: 2026





ALTO

Public developer: Paris La Défense

Investor: SCI White Tower

Property developer: Linkcity

Architect: IF Architectes

Surface area: 51,000 sq.m

Certifications : HQE Exceptionnel / Breeam Excellent

Delivered in 2020



TRINITY

Public developer:

Paris La Défense

Investor:

Unibail-Rodamco-Westfield

Architect: Cro & Co

Architecture

Surface area: 56,600 sq.m

Certifications:

HQE Exceptionnel /

Breeam Excellent

Delivered in 2020



SAINT-GOBAIN

Public developer: Paris La Défense

Investors / Property developers:

Generali / Hines / Adim IDF

Architect : Valode et Pistre

Project manager and occupant:

Saint-Gobain (worldwide head office)

Surface area: 49,000 sq.m

Certifications: HQE de Certivea –

Niveau Exceptionnel / Effinergie + /

Leed Platinum / Breeam Exceptionnel

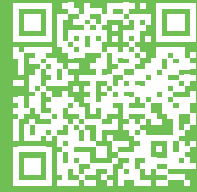
Delivered in 2020



Refurbishing

Property refurbishment, 6 major projects

Discover
more projects



ALTIPLANO

Public developer:
Paris La Défense

Investor:
SCI PB10 - Axa
REIM et CDC
(France)

Architect:
B. Architecture

Surface area:
57,078 sq.m

Delivery: 2023



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LIGHTWELL

Public developer: Paris La Défense

Investisseur : Unibail-Rodamco-
Westfield (France)

Architect: Barthélémy Grino

Surface area: 35,000 sq.m

Delivery: 2024

AURORE

Public developer: Paris La Défense

Investor: SNC AER 2 –
Aermont (UK)

Architectes : Jean-Paul
Viguier & Associés /

Sisto Studios Architectes

Surface area: 38,700 sq.m

Delivery: 2022





LANDSCAPE

Public developer: Paris La Défense
Investor: SAS Pascal Propco - Altafund (France)
 et Goldman Sachs (Belgium)
Architect: DPA (Dominique Perrault Architecture)
Surface area: 72,528 sq.m
Delivery: 2021



AKORA

Public developer: Paris La Défense
Investor: SCPI Élysées Pierre (France)
Architect: Bouchaud Architectes
Surface area: 16,620 sq.m
Delivery: 2022

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Refurbishing |



LATITUDE

Public developer:
 Paris La Défense
Investor: Benson Elliot (UK) /
 Générale Continentale
 Investissements (France)
Architect:
 Studios Architecture
Surface area: 22,300 sq.m
Delivery: 2021

Greenifying

Planting the seeds of a green revolution!

La vie en green

Since 2019, the Paris La Défense landscape has come alive with nearly 10,600 sq. m of new green spaces. Today, vegetation covers a full 37.35 hectares (92.29 acres). 35% of the district's pedestrian spaces are green, discrediting the cliché of La Défense as a concrete jungle! 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. Nature is gaining ground every day in the business district.



Learn more about
Paris La Défense's
green approach



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Cultivating social links

Three shared and collaborative gardens have been created in Paris La Défense, in the Les Reflets district and Terrasses Boieldieu. Much more than simple patches of grass between the towers, cooperative gardens are welcoming spaces where expert gardeners and green-thumbed amateurs of all ages and walks of life can meet and share ideas—a novel way to discover urban agriculture and permaculture.

Landscape: nature rising to new heights

Pascal Towers A and B, the oldest skyscrapers in the “Arche Sud” district, have formed a single 72,528 sq.m building. Renamed Landscape, this complex joins the two towers through skyways on every floor. Work also included a six-meter vertical extension of both towers, as well as new sculpted facades. Another central characteristic of Landscape is its emphasis on nature: architect Dominique Perrault designed loggias with green terraces on every other level. Bathed in natural light, offices provide exceptional volumes and superb working conditions.



19

Greenifying |



The Esplanade recast as an urban park

Located between the Agam and Takis pools, the Esplanade du Général de Gaulle has been undergoing a monumental transformation since 2019. This landscaping campaign even has its own code name: “Mise en Parc.” Following an initial implementation phase, the coming four years will witness a lasting and sustainable metamorphosis for an expansive urban park spanning seven hectares (17,3 acres) and running 600 meters in length. With this in mind, in 2021 Paris La Défense appointed the project management group led by architect-landscaper Michel Desvigne. The consortium is responsible for designing a coherent and permanent development program for public spaces on the Esplanade, both on the surface and underground. The development principles espoused preserve the original project and draw inspiration from ongoing experiments, all while taking account of feedback from local residents and employees.

Learn
more about
Le Parc project



Reshaping

A unique neighborhood

Discover
Les Groues district



Jardin des Rails public spaces project

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



As of 2023, the Les Groues 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 Groues 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 Groues. 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 Groues, with the public developer, local authorities, inhabitants and future stakeholders working side by side in co-construction workshops. Meanwhile, initiatives such as “Vive Les Groues” 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 project



Hélios

Public developer: Paris la Défense

Property developer: Bricqueville et Panhard

Architect: Nicolas Laisné Architectes /

A26 / Becarmap / Aqma / Mugo

Offering: 137 homes

Delivery: 2025



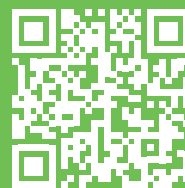
Vinci on course for L'Archipel

In 2021, Vinci Group's new head office opened its doors in the heart of Les Groves. Known as L'Archipel, this four-building complex was designed by architects Jean-Paul Viguier and Marc Mimram. It is a mixed-use space incorporating offices, retail spaces and services, as well as facilities open to the public. The structure as a whole is directly connected to the future Nanterre-La Folie EOLE station, set to welcome passengers. The development's 74,000 sq. m currently accommodate 4,000 Group employees.

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.

A bicycle-friendly neighborhood

Pedaling to work is all the rage today. This up-and-coming practice offers great potential with nearly 30% of employees living less than a 30-minute bike ride from La Défense. Paris La Défense supports this new trend by marking bike paths, offering safe bicycle parking and maintenance services, as well as by improving signage and information. The local public body is also working to create a pedestrian and cycling pathway between Neuilly-sur-Seine and the business district.



Pedaling for active mobility

Cycling is on the rise in Paris La Défense as a way to promote “soft” modes of transportation and active mobility. In 2018, the public body drew up a bike path network plan, designed and developed throughout its area of operation in cooperation with all district stakeholders. This initiative aims, in the short, medium and long term, to create a network of efficient bicycle facilities that meet users’ needs. As a result, cyclists in the business district can now take advantage of outdoor paths, as well as several lanes under the platform providing access to some 20 towers.

FACTS & FIGURES

La Défense

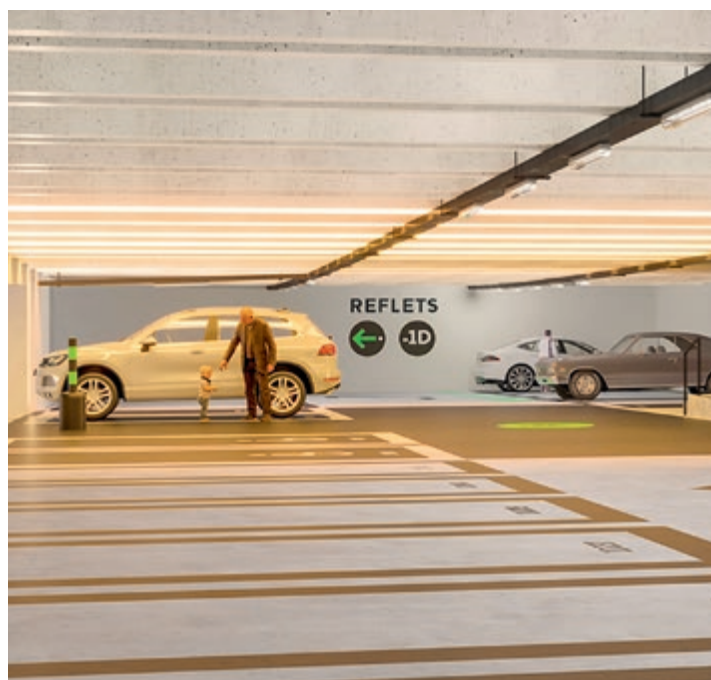
31 ha
(76.6 acres)
of pedestrian spaces



1,600
bike rack spaces



550
parking spaces available
in district parking lots

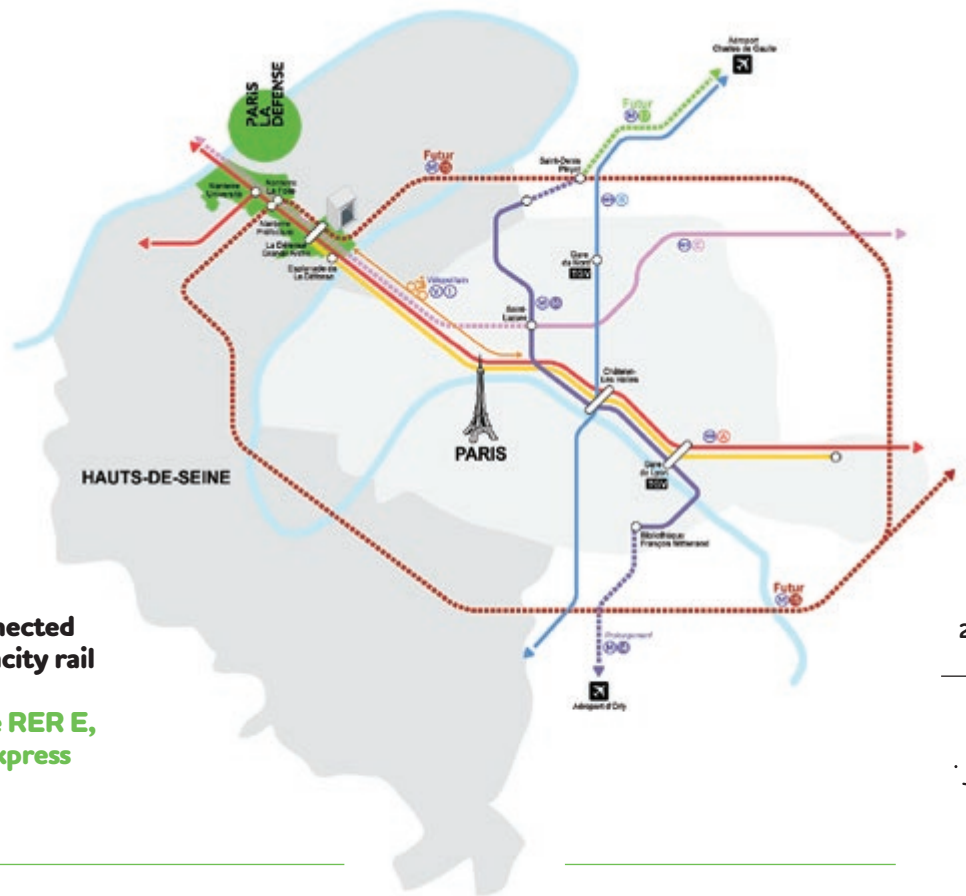


Public transportation: an expanding offering

Located in close proximity to downtown Paris and less than three hours from Europe's leading business districts, Paris La Défense boasts one of the world's finest public transportation networks, and the offering is set to expand even further in the coming years. The RER E line will come to Paris La Défense thanks to the extension of the EOLE line. Beneath CNIT, construction of the future underground station is continuing apace. A new metro line will appear by 2030: line 15 of the Grand Paris Express, will offer connections to line 14, as well as to the future Grand Paris Express lines 16 and 17.

Paris La Défense, a thoroughly connected business district with five high-capacity rail lines and 22 bus lines.

The district will be accessible via the RER E, and via line 15 of the Grand Paris Express by 2030.



"Welcome to Main Street" in Paris La Défense

Commissioned in 1971, the La Défense Ring Road—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.



Transforming parking lots

Paris La Défense has joined forces with experts at Sogaris to improve the district's urban logistics. The goal is to offer a new life to decommissioned parking lots while meeting the needs of fast-growing businesses, particularly e-commerce players. To optimize distribution channels between storage areas and end customers, the project will practice "last mile" logistics. The first site under consideration is one of the parking lots in the business district, selected for its surface area, its strategic location and its direct connection to the Ring Road and internal service roads. This project will reduce the number of kilometers driven by 60%, cutting CO₂ emissions by 356 kg per day.

The goal of responsible and sustainable parking lots

Paris La Défense has renewed its public service delegation, entrusting Q-Park Group with the management of 17 district parking lots totaling 20,000 spaces. The Group must rise to an ambitious challenge: modernizing parking lots, improving service quality for all customers and focusing on social and environmental responsibility with a view to accelerating the district's ecological transition. In particular, Q-Park aims to transform the parking lots into "mobility hubs" that accommodate alternative modes of transportation and non-motorized vehicles: an increase in the number of secure parking spaces for electric bicycles (800 compared to 550 at present), more electric vehicle charging terminals, more car-sharing spaces, etc., not to mention enhanced safety for all users, new pedestrian signage, as well new atmospheres thanks to a revamped design and lighting system.

Moving in

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

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.**

3.84 million sq. m of offices,
488,000 sq. m of immediately
available space in Q4 2021.

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

**Apprécier
l'effervescence
d'un quartier animé.**

Paris La Défense Arena
avec la plus grande salle
de concert indoor,
et le plus grand centre
commercial d'Europe.

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.**

97%¹ of employees
consider Paris La Défense
a great place to work.

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.



Europe's most dynamic region

Source: Choose Paris Region 2021



31.2%
Of French GDP

12.4



million inhabitants:
the most populous
region in Europe

50.6



million tourists

6.5



million jobs



Office space

54.8

million sq. m

NO. 1



**worldwide business
tourism destination:**
8.1 million visitors per year

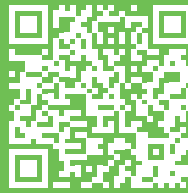


GREATER PARIS

host of the 2024 Olympic Games



Paris La Défense
welcome pack

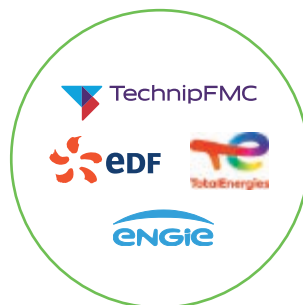


A diversified economic fabric

Finance, Insurance, Banks



Energy



Audit & Consulting



Industries & Production



Information & Communication



Health



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,
42,000 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

45,000

students

20

Institutions of higher education:
Paris-Nanterre University, IESEG, ESSEC,
Léonard de Vinci university complex,
OMNES Education and 3 schools
in September 2022



Contact:
Aude Laurent,
Head of Corporate
and International Relations
laurent@parisladefense.com

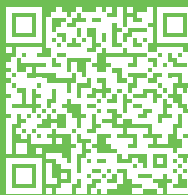
Getting involved

*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



26

Responsible, community-minded purchasing

More and more people all over France say they are willing to adopt more responsible and community-minded purchasing habits. Paris La Défense helps them take the next step. Nineteen companies in the business district have committed to work together to eliminate food waste thanks to the “La Défense des Aliments” initiative. They have implemented several measures in their staff restaurants to raise awareness among diners and adopt better practices.

Result: waste of food prepared and served in one company restaurant decreased from 16% in 2018 to 13% in 2020, a three-point reduction. In addition to this project led by Paris La Défense, several solidarity-based initiatives have emerged in the district, including the networks Le Chaînon Manquant (recovery and redistribution of unsold food products from company restaurants), Le Carillon (“pay forward” schemes and essential services), Entourage (shared moments of good cheer among local residents regardless of housing status), and La Salle à Manger, a restaurant bringing the solidarity economy to life since 2021.





Hosting sporting and solidarity events

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

A daffodil for Curie

Every year, Institut Curie, France's leading cancer research center, calls on La Défense residents and employees to take action during the virtual fundraising challenge, as well as a distance-walking challenge sponsored by corporate donors.

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.



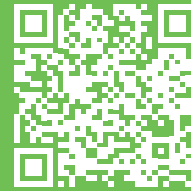
Combining initiatives

La Salle à Manger is the very first eco-friendly community-oriented restaurant in Paris La Défense. Originated by La Maison de l'Amitié, it is a convivial setting where employees, students, local residents 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, this restaurant offers full, hot lunches prepared using unsold food products from local supermarkets and restaurants, collected by Le Chaînon Manquant. Volunteers contribute to running the establishment as maître d's, waitstaff and kitchen staff. In addition to serving high-quality meals, the project helps create new jobs while promoting professional integration or re-integration for long-term jobseekers.

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 Anne-Sophie Pic, 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.



Mama Shelter Hotel,

in the Bellini sector. For its third Paris Region establishment, opened in 2022, the hospitality group refurbished an office building that now features two restaurants and 211 rooms.

Owner: Aream

Architect: Suprem Architectures / DGM & Associés

Surface area: 10,600 m²

Offering: 211 guest rooms

2 restaurants, including 1 with a 45-m² rooftop terrace

Opening: March 2022

HOTEL OFFERING

Capacity



2,500
rooms

+ 800
more rooms by 2026

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

Breakdown of
nightly stays



68%
business tourism

32%
leisure

Discover
our hotels



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 number one message from the 2021 survey¹ is that 97% of employees are happy to work in the district, compared with 86% in 2013. Respondents also cite the conviviality in the neighborhood: 91% of employees, 81% of residents and 95% of students see Paris La Défense as livelier and more welcoming. Finally, 9.5 out of 10 users are satisfied with the area's food and beverage offering, a 10.5-point increase from 2013!

30



La Défense Jazz Festival

An eclectic lineup at the heart of the plaza, organized by the Department of Hauts de Seine: 39,700 spectators over eight days of concerts.



Christmas Village

The Paris Region's largest Christmas market, with 350 exhibitors and charities, now celebrating a quarter century of history! In 2021: more than 500,000 visitors over 35 days of business.

Discover
our main events



Les Extatiques

Along the Esplanade, an open-air exhibition invites visitors to discover contemporary artistic creations. In 2021, it featured eight artists and nine works of art on display for 100 days. Two of these have been permanently installed.



L'Urban Week

Street culture at its best: sports, live street art, concerts and urban explorations. In 2020 and 2021, the events attracted more than 80,000 visitors over five days of festivities.



1. Paris La Défense - BVA field survey carried out between September 27 and October 12, 2021 among 1,800 respondents.



Garden Parvis

Food market, DJ, activities for young and old alike... A summer destination featuring a lively and eclectic program of events! 2019 and 2021 saw more than 500,000 visitors.



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.



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Swinging



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.



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.

Paris La Défense

Your business partner

Our missions

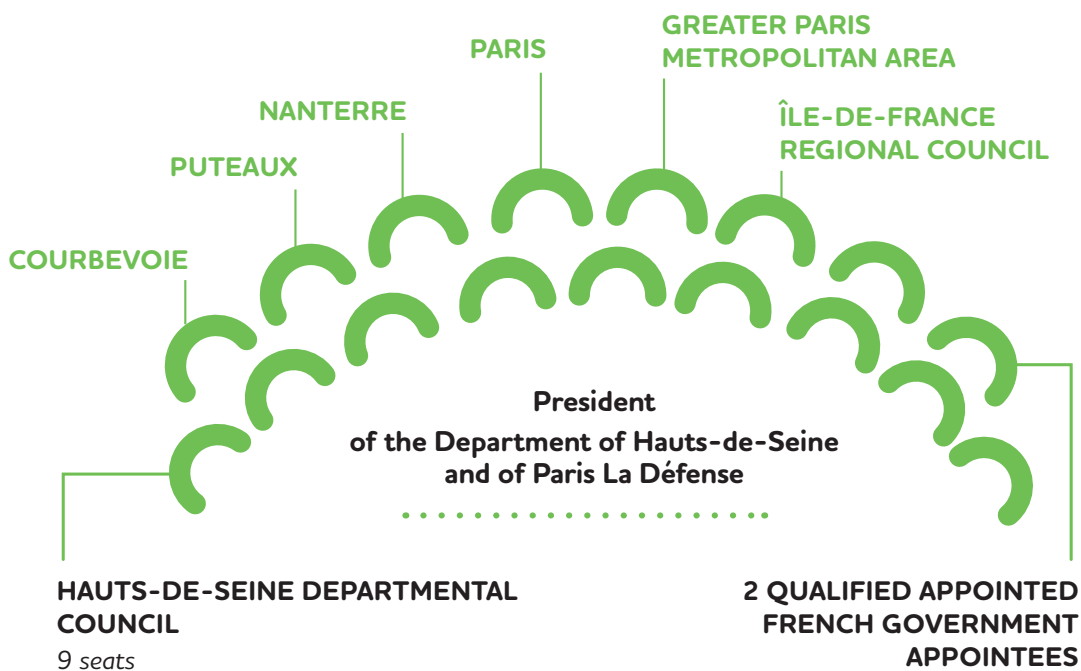
Paris La Défense is a local public body responsible for the public development, management and operations of the business district. Paris La Défense teams work to develop and modernize the area by implementing ambitious real estate and urban planning projects. The public body has also launched a major 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.

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Our ambitions

In 2021, Paris La Défense adopted a *raison d'être* (i.e., statement of purpose) with the goal of becoming the first post-carbon global business district and halving local greenhouse gas emissions by 2030 (see page 2).

Board of Directors



Learn more about
Paris La Défense



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Paris La Défense

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Business

1st
EUROPE'S PREMIER
BUSINESS DISTRICT

More than
500
COMPANIES

including
**15 Fortune Global
500 businesses**

*France's only high-rise
district with
62 skyscrapers*
23% of the real estate supply
is less than 10 years old

3.84
million sq. m
of offices in La Défense

(Paris La Défense – ImmoStat 2021)

59,000 sq. m
of co-working
spaces

Investments

€1.174 BN

Invested in the Immostat
La Défense area in 2021

(JLL/ImmoStat)

Real estate

2021 take-up

205,100 sq. m

(JLL/ImmoStat)

488,000 SQ.M

Immediately available space
in Q4 2021

(JLL/ImmoStat)

13.6%

**Vacancy
rate in
Q4 2021**

(JLL/ImmoStat)

Definite
future supply


210,000 sq. m

incl. 131,400 < 1 year

(JLL/ImmoStat)


The world's 4th most attractive business district¹

Lifestyle



37.35 ha
(92.29 acres)
of green spaces

180,000 EMPLOYEES
42,000 LOCAL RESIDENTS
45,000 STUDENTS



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

20 INSTITUTIONS
of higher learning

1
public
transportation hub
and 5 lines + 2 RER E
stations to come



2,500
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



Paris La Défense

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