

PARIS
LA
DEFENSE

Larger
than
life

Broaden your horizon, at Paris La Défense

Paris La Défense has been undergoing a process of continuous renewal for more than 60 years, to ensure it remains an attractive place. Those efforts have made it one of Europe's leading economic, financial and commercial centers to become the 4th most attractive business district in the world.*

THE GREATER PARIS: EUROPE'S TOP BUSINESS REGION



HIGHEST GDP
in Europe



**EUROPE'S LARGEST
OFFICE STOCK,**
53 million sq. m. of office space



EUROPE'S NO.1
region for R&D



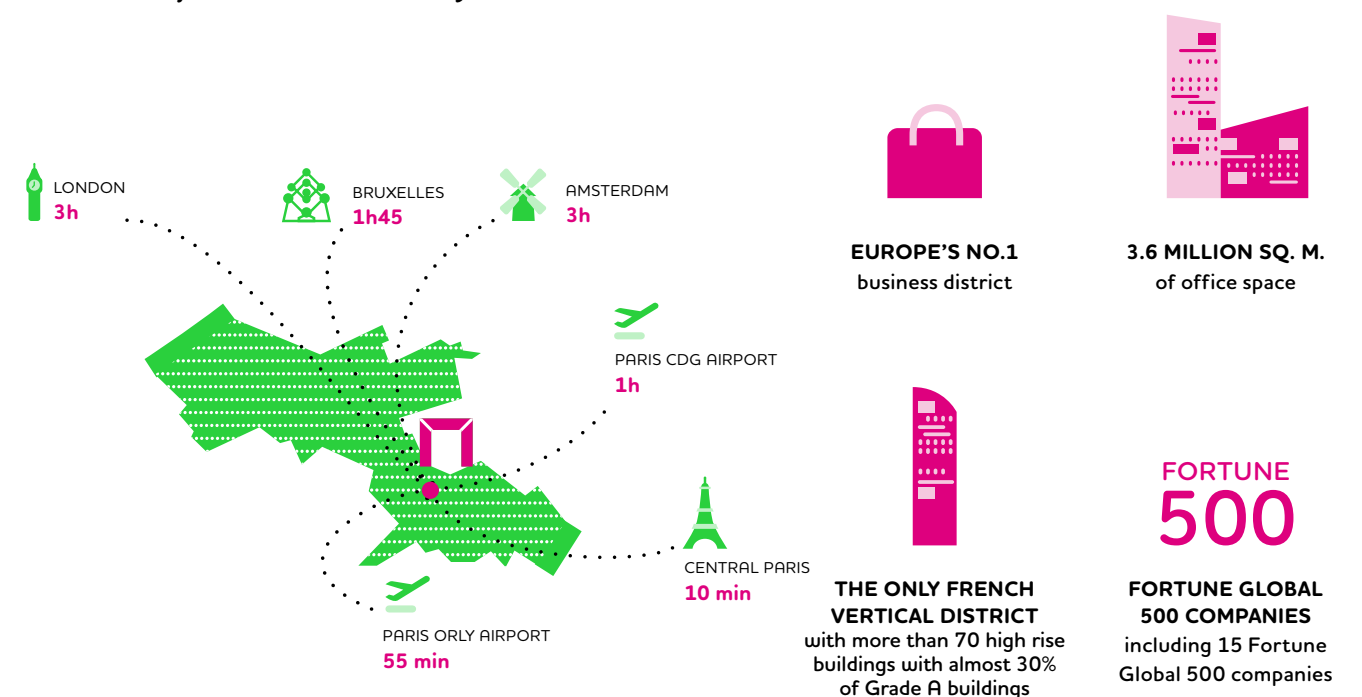
**5 000 TECH
STARTUP,**
100 incubators



**THE WORLD'S
NO.1**
tourist destination

THE PARIS BUSINESS DISTRICT

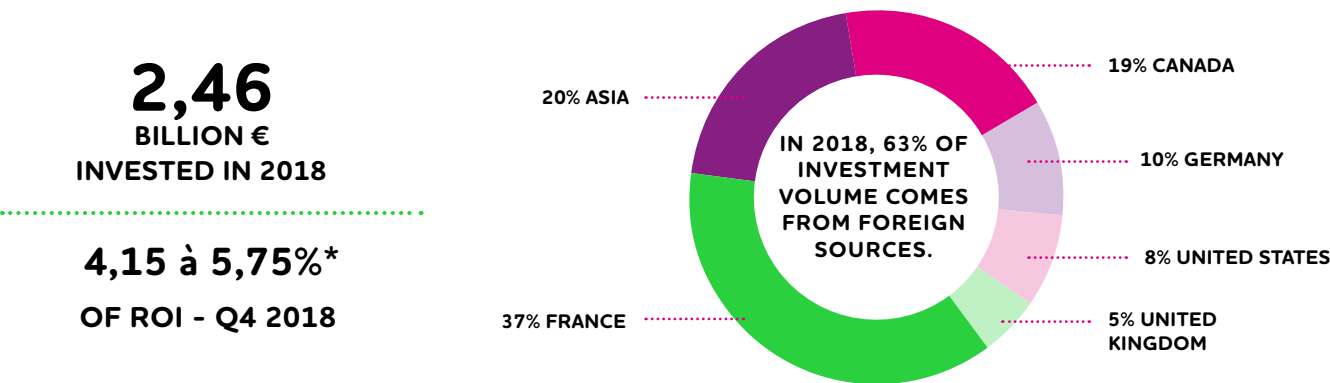
Thanks to an exceptional transportation network, the business district is just 10 minutes away from the historical downtown Paris.



* Source: The attractiveness of world-class business districts-EY/ULI-2017.

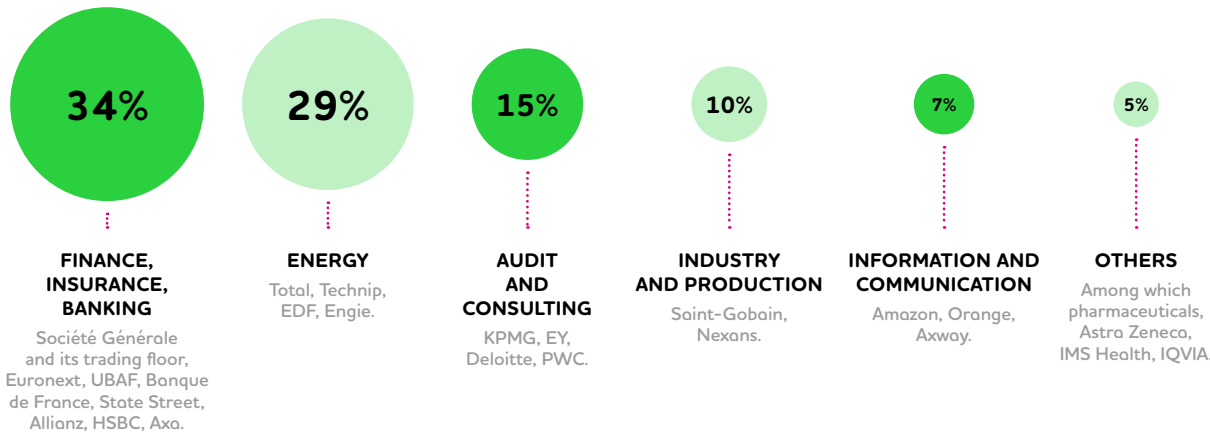
Paris La Défense,
1st business district in Europe

INVESTING IN PARIS LA DÉFENSE



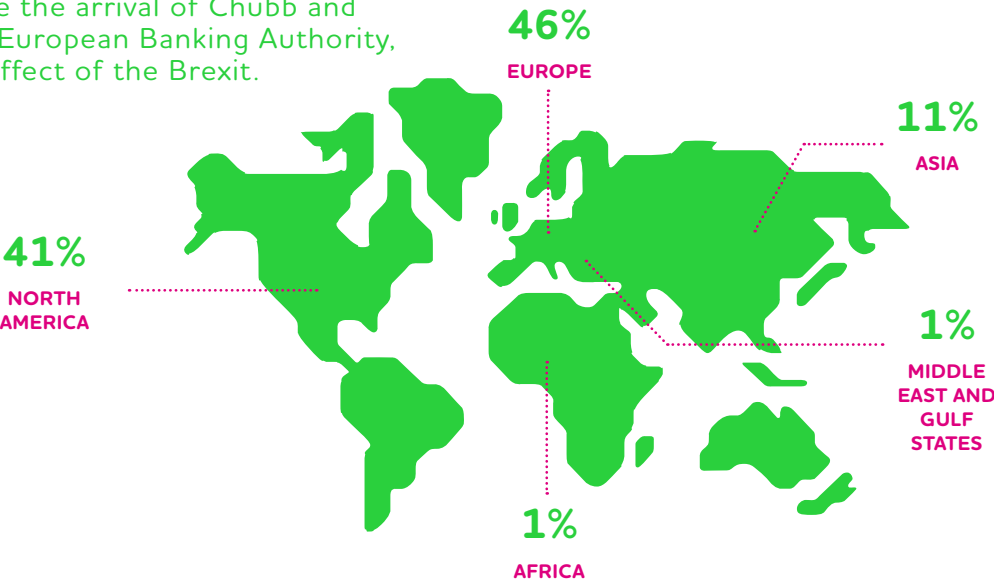
* Source: CBRE Research

A DIVERSE BUSINESS ECOSYSTEM



ORIGIN OF FOREIGN COMPANIES AT PARIS LA DÉFENSE

40% of foreign companies. Note the arrival of Chubb and the European Banking Authority, an effect of the Brexit.



A first-class real estate offer

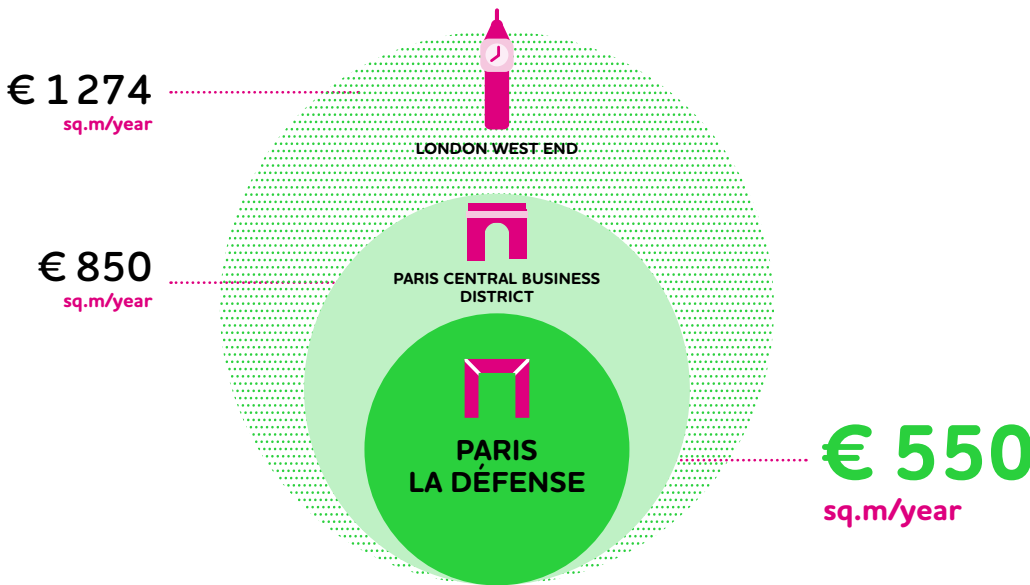
Office Real estate at Paris La Défense offers the prospect of rapid growth and sustainability, along with high-quality construction. Numerous projects are currently on pre-marketing stage.

A flexible and high quality offer	10 sq.m to 80,000 sq.m
Take up 2018	132,300 sq.m**
Vacancy rate Q4 2018	4,3% *
Immediate offer Q4 2018	145,200 sq.m*
Future offer	200,000 sq.m delivered in 2019-2020
Coworking space	35,000 sq.m

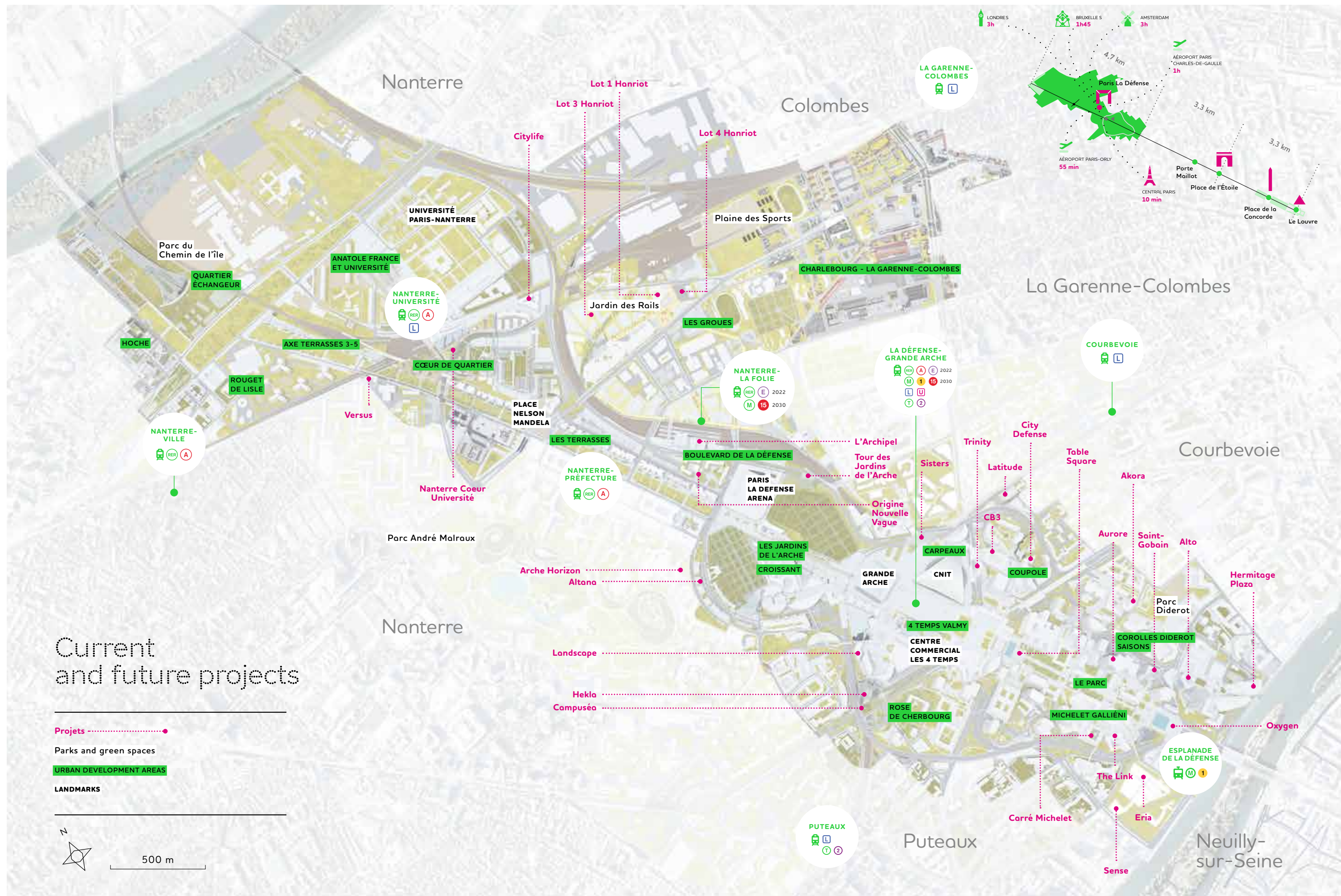
* Source : CBRE.
** Source : CBRE/Immostat.



HIGHLY COMPETITIVE RENTAL OFFER



Source: CBRE Research, January, 1st 2019.



BUILDING PROJECTS

INVESTORS SAS Pascal Propco
(Altafund - France / Goldman Sachs - Belgium)

ARCHITECT Dominique Perrault Architecture

CERTIFICATION HQE / Effinergie / Breeam / Well

SURFACE AREA 69,600 sq. m. of offices,
355 sq. m. of retail

COMPLETION 2020

Landscape



Hekla



INVESTORS Amundi Immobilier (France) / Primonial
Reim (France)

ARCHITECT Ateliers Jean Nouvel

CERTIFICATION HQE / LEED / Effinergie /
Breeam / Well

SURFACE AREA 80,000 sq. m.

COMPLETION 2022

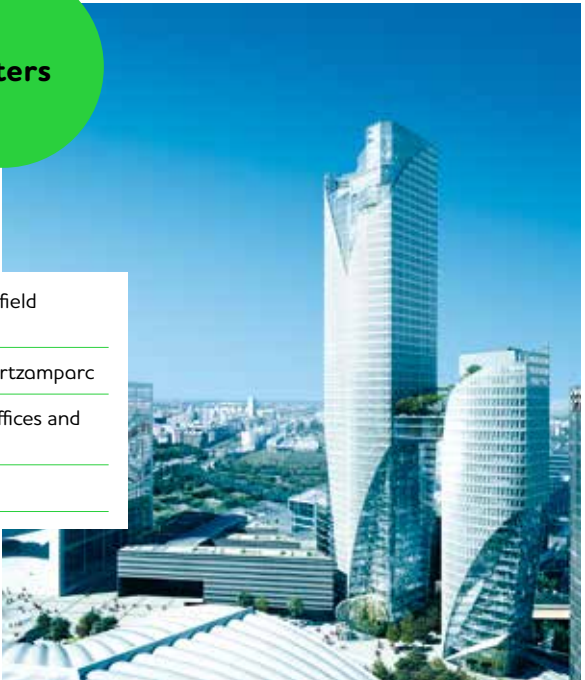
INVESTOR Unibail-Rodamco-Westfield
(France)

ARCHITECT Atelier Christian de Portzamparc

SURFACE AREA 75,000 sq. m. of offices and
20,000 sq. m. of hotel space

COMPLETION 2023

Sisters



L'Archipel



DEVELOPER Vinci Immobilier (France)

ARCHITECTS Jean-Paul Viguier et
Associés / Marc Mimram / 3XN

SURFACE AREA 90,000 sq. m. in total:
73,000 sq. m. for the global headquarters of
Vinci, 10,000 sq. m. of additional offices, 6,000
sq. m. of hotel space and 1,000 sq. m. of retail

TENANT Vinci (world headquarters)

COMPLETION 2021

The Link



INVESTOR Groupama Immobilier (France)

ARCHITECT PCA Stream

SURFACE AREA 120,000 sq. m.

TENANT Total SA (world headquarters)

COMPLETION 2023

Alto



INVESTOR
LaSalle Investment Management (USA)

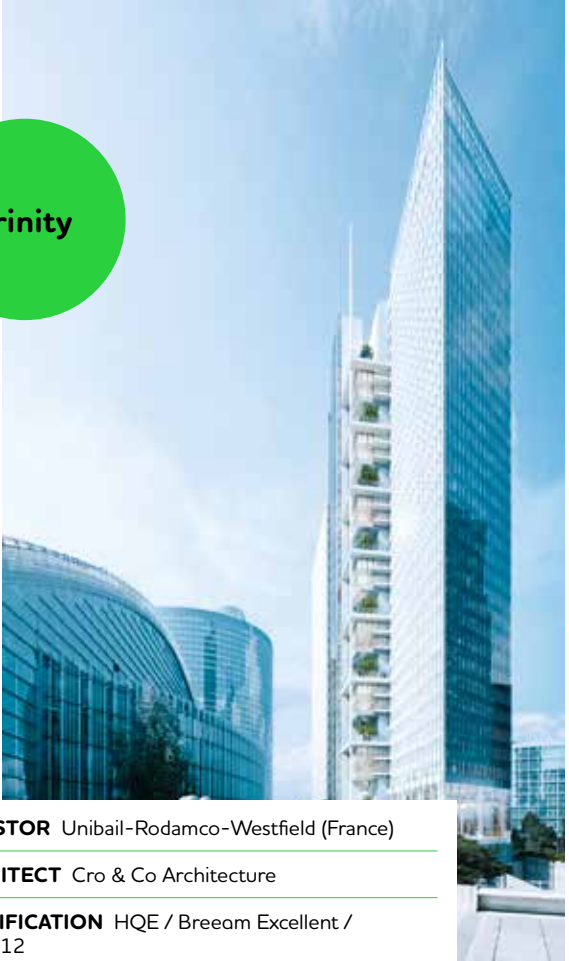
ARCHITECT IF Architectes

CERTIFICATION HQE Exceptionnel /
Breeam Excellent

SURFACE AREA 51,000 sq. m.

COMPLETION 2020

Trinity



INVESTOR Unibail-Rodamco-Westfield (France)

ARCHITECT Cro & Co Architecture

CERTIFICATION HQE / Breeam Excellent /
RT 2012

SURFACE AREA 49,000 sq. m. including 45,000 sq. m.
of office space and 500 sq. m. of retail

COMPLETION 2019

INVESTOR / DEVELOPER
Icade (France)

ARCHITECTS Maud Caubet Atelier /
Quadriflore Architecture

SURFACE AREA 70,000 sq. m. of office
spaces, 355 sq. m. of ground-floor retail
spaces at the base of the tower. 10,000
sq. m. of housing and a crèche

TENANT Technip FMC (headquarters)

COMPLETION 2020

Origine
Nouvelle
Vague



BUILDING PROJECTS

Saint-Gobain



INVESTOR Generali (France)
ARCHITECT Valode et Pistre
SURFACE AREA 49,000 sq. m.
TENANT Saint-Gobain (world headquarters)
COMPLETION 2019

Carré Michelet



INVESTOR Eurosic (France)
ARCHITECTS Cro & Co Architecture / Architecture & Environnement
CERTIFICATION HQE / Breeam
SURFACE AREA 37,000 sq. m.
COMPLETION 2019

Eria



INVESTOR AltaFund (France)
ARCHITECT Atelier Christian de Portzamparc
SURFACE AREA 26,000 sq. m. of offices
COMPLETION 2020

Akora



ARCHITECT Bouchaud Architectes
SURFACE AREA 16,620 sq. m.
COMPLETION 2020

Jardins de l'Arche Tower



DEVELOPER Adim Paris IDF (France)
ARCHITECT Jean Mos (Ateliers 2/3/4/)
SURFACE AREA 65,000 sq. m., comprising 45,500 sq. m. of hotel space (730 rooms, provided by IHG, Holiday Inn, Staybridge Suites and Crowne Plaza) and 17,000 sq. m. of offices
COMPLETION 2022

Sense



Latitude



INVESTOR GCI (France)
ARCHITECT Studios
SURFACE AREA 22,300 sq. m.
COMPLETION 2020

Paris La Défense, designing the city of tomorrow



Interchange transformed into a suspended walkway

Rose de Cherbourg

A unifying urban project

Straddling La Défense and Puteaux, the Rose de Cherbourg sector is split into two by road infrastructure, particularly the major Ring Road interchange. At the same time, thousands of pedestrians pass through the sector daily, often following complex and confusing itineraries to get to other neighborhoods or public transportation stations. The project adopts a comprehensive development perspective, aiming to restore links and recreate a new social and business hub where all the components of the urban project come together: mixed-use developments (offices, student residence, shops), green spaces, events, resident services, etc. By transforming part of the Ring Road into an urban thoroughfare, converting the Rose de Cherbourg interchange into a pedestrian walkway and reconfiguring the road network, the project will provide more space for walking and active modes of transportation.

A multi-purpose district designed for users

The repurposing of the interchange as a suspended walkway is the innovative nucleus of the project and the starting point for a comprehensive redesign of the district. Transforming this ramp into a suspended walkway – a veritable pedestrian-centric belvedere – while creating of a town square and building a pedestrian link to connect the district to Terrasses Boieldieu, will bring forth a new vision of urban planning. The project also intends to accentuate the green corridor and enhance biodiversity by creating a park with recreational areas. By leveraging available land for construction, the project provides for a new mixed-use property offering comprising a real estate complex designed by Ateliers Jean Nouvel: Hekla office tower, slated for delivery in 2022, and the Campusea student residence, delivered in 2018. A new retail offering will round out this transformation.

DESIGNERS Ariola & Fiol / Atelier Jours / François Magos / Artelia

SURFACE AREA 5 hectares (12.5 acres)

SURFACE 3-hectare (3.2-acre) suspended garden featuring a 600-meter (2,000-foot) walkway, 80,000 m² (860,000 sq. ft.) of offices, 10,300 m² (110,750 sq. ft.) of student housing, 1,500 m² (16,000 sq. ft.) of shops

PROJECT MANAGERS AME / Ingérop / Lombardi

COMPLETION 2020-2022



Rue de la Garenne widened, as seen from the rail station plaza

Les Groves

A new neighborhood for Nanterre, a new idea of La Défense

Les Groves, a new 65-hectare (160-acre) neighborhood west of the Grande Arche, is launching its renewal with an eye to becoming a true urban hub as of 2022. The project aims to create a mixed-use district blending housing, offices, businesses, shops and public/private facilities, set to welcome nearly 12,000 new residents and as many jobs. The RER E will serve the district as of 2022, enhancing accessibility from Paris and the western Paris Region via the future transportation hub. In addition, two bridges will be built and two more reclassified, establishing new connections with other parts of the city. The public transportation offering will be further enhanced in 2030 with the arrival of line 15 of the Grand Paris Express.

A mixed-use neighborhood to complement the La Défense business district

The neighborhood is made up of two sectors, Hanriot and Gare, linked by a main road running from the Hanriot town square to the transportation hub in the Gare sector. This axis will form a lively connection with a multitude of urban flavors. In the primarily residential Hanriot sector, housing developments will exhibit stunning diversity and offer new ways of living. The sector will be built around a landscaped walkway known as Jardin des Rails, which will make up the green heart of Hanriot along with Parc de la Gare, Le Balcon and Plaine des Sports. The Gare sector, a dynamic nerve center with a commercial real estate offering to complement that of La Défense, is destined to become a business laboratory, an economic ecosystem made up of start-ups, incubators, fab-labs and more. The sector will thus stand out for a varied business real estate offering. The neighborhood will also feature exemplary economic performance. It aims to be an ecodistrict, reducing energy needs to a minimum while meeting these needs through locally-produced renewable energy. For example, pending the first deliveries, renewable biomass will provide more than half of heating in the district. This innovation will also benefit La Défense proper, connected to the same heating network. The neighborhood further targets “Facteur 4” compatibility by minimizing greenhouse gas emissions.

URBAN PLANNER Güller et Güller (Netherlands)

SURFACE AREA 65 hectares (160 acres)

SURFACE 340 000 m² (3.65 million sq. ft.) of housing, 200,000 m² (2.15 million sq. ft.) of offices (SMEs, start-ups, co-working spaces, etc.), 15,000 m² (160,000 sq. ft.) of shops, activities, services and facilities

METROPOLITAN TRANSPORTATION HUB Eole (2022) and line 15 of the Grand Paris Express (2030)

COMPLETION 2015-2030

S'Lab, the business accelerator by Paris La Défense

In November 2018, Paris La Défense launched its startup accelerator, which now hosts structures specializing in:

- urban development and management (SmartCity);
- new ways of working (Future of Work). The S'Lab is committed to helping high-potential start-ups grow faster by rolling out currently operational products or services on a large scale. Five startups have already moved in.

Contact: ffreyssenet@parisladefense.com

Paris La Défense supports several other innovative projects, particularly the Fabrique des expérimentations urbaines (an R&D program created together with Efficacy, a national public-private institute in charge of the energy transition), HSAE (a technological tool that scans an area in real time to enhance management and safety) and BIM (an indispensable tool for modeling territorial development).

S'lab

Paris La Défense, much more than a business district

A business district that is a great place to live and to work, Paris La Défense is constantly evolving. A perfect synthesis of large and small, of work and leisure, the area offers people a sense of having everything ‘on hand’ and yet also being away from it all. Paris La Défense is always on the move!

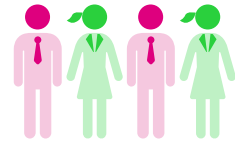


A LIVELY, SPIRITED AND DYNAMIC SPACE

In Paris La Défense, entertainment is taken seriously! For several years, the district has been developing a cultural and events policy that is now coming into its own. The business district has become a social hub with something for everyone: employees, residents, students and tourists, featuring must-see attractions such as the Grande Arche and Paris La Défense Arena, a concert hall with a capacity of 40,000 and home stadium to the Racing 92 rugby team.



1 HUB AND 5 URBAN RAILWAY LINES



180,000 EMPLOYEES (60% EXECUTIVES)

88% of employees are satisfied with working at Paris La Défense*



45,000 STUDENTS



42,000 RESIDENTS

A PLACE TO LIVE, AND TO DO BUSINESS



150,000 HOMES
(less than 20 minutes walk from the center of La Défense)



245,000 SQ. M. OF RETAIL
(including Quatre Temps, Europe's biggest shopping center)



35,000 SQ. M. OF COWORKING SPACE
(Kwerk, NextDoor, Spaces, Deskéo, Anti Café...)



CONVENTION CENTERS
(Paris La Défense Arena, Grande Arche center, Grande Arche rooftop, L'Alternatif...)

A PLACE FOR CULTURE AND ENTERTAINMENT



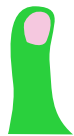
THE GRANDE ARCHE
and its scenic parkway, its restaurant and its exhibition space



31 HECTARES (76.6 ACRES) OF PEDESTRIAN AREAS

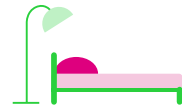


40,000 SEATS AT PARIS LA DEFENSE ARENA
the largest indoor concert hall in Europe



AN ART COLLECTION WITH 73 WORKS
by internationally renowned artists

A LARGE AND DIVERSIFIED HOSPITALITY OFFER



2,500 ROOMS



AN ADDITIONAL 1,600 HOTEL ROOMS BY 2026



85% OF THE OFFERING IS MID-RANGE AND HIGH-END



CUSTOMERS
50% foreigners, 50% french
ALLOCATION OF OVERNIGHT STAYS:
68% business tourism, 32% leisure tourism

*Source: Employee satisfaction scale - Paris La Défense/BVA, 2018.

A brand new experience by day and night

Offices, homes, shops, new restaurant areas and innovative entertainment facilities, **Paris La Défense** offers a unique experience that is constantly being enhanced.



Oxygen

An hybrid space, open to everyone

OPENED IN AUTUMN 2018

Covering 2,000 sq. m. over two levels, this multi-purpose space will comprise 800 sq. m of terracing with plants, a coworking area, more than 300 sq. m. for after-work events, clubbing and cultural activities, three restaurants and entertainment at lunchtimes and evenings during weekdays.

- Investor: Altarea Cogedim.
- Promoter/MOD: Avec Investissements.
- Architect: Stéphane Malka.
- Landscaping: Comptoir des projets.
- Brands: Octopus, Nodd, Icône, La Barbière de Paris, MarcoMarco, Bio Burger...

Paris La Défense Arena

The home of entertainment and sport

OPENED IN OCTOBER, 2017

Located near the Grande Arche and opened with a concert by the Rolling Stones, Paris La Défense Arena is the largest indoor venue in Europe. Also home to the Racing 92 rugby club, the venue is not limited to sport and entertainment. It also offers conferences facilities, shops and restaurants.

- 60 events a year, a capacity of 40,000 people.
- convention spaces.



Table Square

A new F&B offering – gastronomic restaurant

OPENING - END OF 2019

These three buildings will cover a total of 4,500 sq. m. and be dedicated to restaurant space – featuring three terraces covering 800 sq. m. The development will be home to high-end gastronomy, bistros and takeaway food prepared by Michelin-starred chefs.

- Investor: Urban Renaissance.
- Promoter: Linkcity.
- Architect: Enio Architectes.



L'Alternatif

A home for alternative culture

OPENED IN SEPTEMBER, 2017

Converted from one level of a multi-story car park, this is a space for food-service and events, along with a gallery for exhibitions and an auditorium. Covering 1,600 sq. m., L'Alternatif offers disruptive culture right in the heart of Paris La Défense.

- a fully-modular, 480-seat auditorium.
- a coworking café area.
- an exhibition space.



Cœur de Quartier

Part community, part campus: a new space to live and interact

STAGGERED OPENINGS: 2019-2020

An ambitious urban reconfiguration project with a real estate complex spanning some 120,000 m² (1.3 million sq. ft.), Cœur de Quartier aims to promote mingling among residents, students and employees. To this end, the neighborhood includes a 19,630-m² (211,000-sq. ft.) downtown shopping district featuring ground-floor shops and services open onto a main road with direct connections to the Nanterre-Université rail station. The retail offering in the Western lot will include a 6,000-m² (65,000-sq. ft.) cinema (10 screens, 1,500 seats) operated by CGR, a gym and wellness center, a recreational area operated by Hapik, neighborhood shops (traditional bakery-pastry shop, pub, newsstand), a diverse offering of cafés and restaurants, as well as a 650 parking space.






- Investor: Bouygues Immobilier.
- Coordinating architect: Agence François Leclercq.
- Architects: Oxo/Anthony Bechu/Agence François Leclercq/Agence A+ - Samuel Delmas/Randja.

A local public authority, with international ambitions

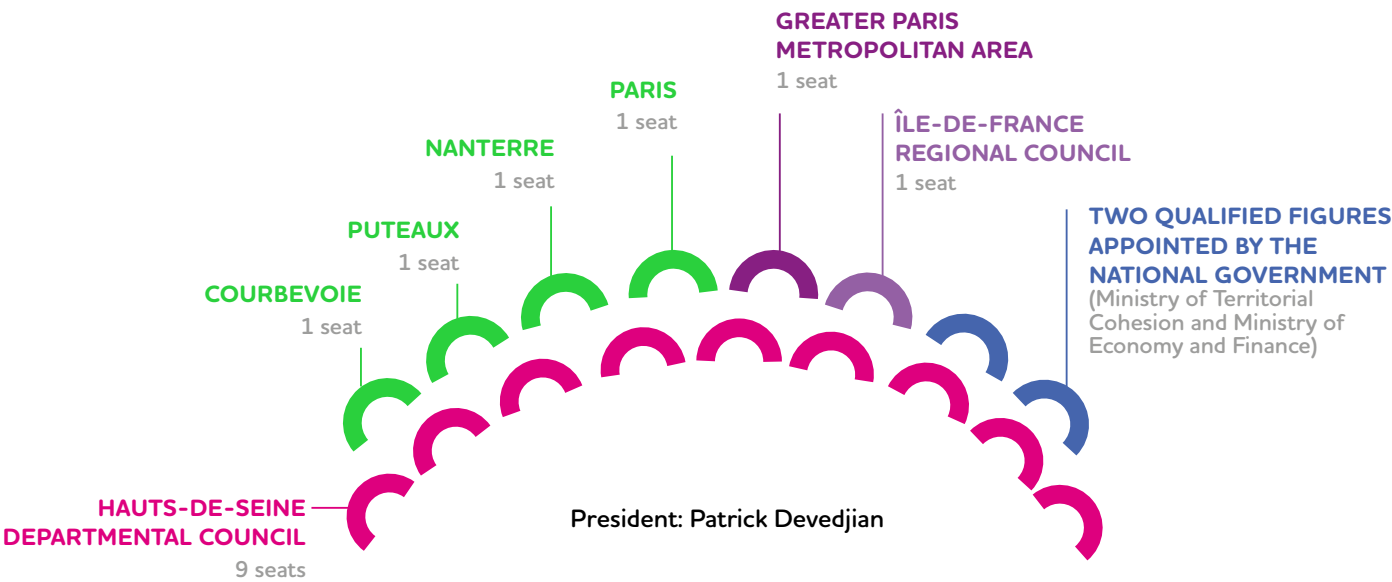
After more than 60 years of existence, Paris La Défense, 1st business district in Europe, has become an area of exceptional development and renowned appeal. Faced with greater international competition, a shifting global balance and changing ways of living and working, the business district must step up its transformation to consolidate its leadership position. The future of Paris La Défense lies in diversification, making the business district a lively and welcoming community, delivering on its aspirations.

THE MISSIONS OF PARIS LA DEFENSE

Since January 1, 2018, the roles of EPADESA (public development authority for La Défense Seine Arche) and Defacto (public body responsible for managing and promoting La Défense) have been merged into in a single local public authority. Created to rise to the essential challenges of modernizing and transforming the business district, it fulfills the public development and management functions necessary to move forward on five strategic priorities:

-  promote diversity and enhance the district’s position as a true economic, residential and social hub;
-  continue the urban transformation;
-  offer high-quality services and a premium client experience;
-  open the district up to experimentation;
-  strengthen appeal on the world stage.

Board of Directors of Paris La Défense



An organizational structure in line with the strategy of Paris La Défense

Reflecting the ambitions of Paris La Défense, this organizational structure promotes cross-cutting models, champions innovation and facilitates implementation of the strategic plan.

YOUR CONTACTS

EXECUTIVE MANAGEMENT



MARIE-CÉLIE GUILLAUME
mcguillaume@parisladefense.com



LAURENT ROQUES
lroques@parisladefense.com

REAL ESTATE, DEVELOPMENT



CÉLINE CRESTIN
ccrestin@parisladefense.com



OLIVIER SCHOENTJES
oschoentjes@parisladefense.com

INNOVATION



LYDIA BERTELLE
lbertelle@parisladefense.com



YVONNE BATAILLÉ
ybataille@parisladefense.com

TRADE, URBAN LOGISTICS, ACTIVITIES



NICOLAS ANDREATTA
nandreatta@parisladefense.com



FLORIAN FREYSSENET
ffreyssenet@parisladefense.com

EVENTS, COMMUNICATION



FRANCK BOUCHER
fboucher@parisladefense.com



Paris La Défense

Cœur Défense Tour B
110, esplanade du Général-de-Gaulle
92 932 Paris La Défense

parisladefense.com

 [@ladefense.fr](https://www.facebook.com/ladefense.fr)

 [@ParisLaDefense](https://twitter.com/ParisLaDefense)

 [Paris
La Défense](https://www.linkedin.com/company/ParisLaDefense)

 [parisladefense](https://www.instagram.com/parisladefense)

Paris La Défense / March 2019 / Photo credits: 11H45 / Abacapress-Jacques Yves Gucia / L'Alternatif / Carlos Ayesta / Marcella Barbieri / CD92-Olivier Ravoire / Hanna Darabi / Architecture & Environnement / AME-Ingérop-Lombardi-Trait Clair / Bouchaud Architectes / Maud Caubet Architectes / Crochon-Brullmann + Associés / Cro & Co Architecture / Atelier Christian de Portzamparc / Enia Architectes / Güller & Güller / IF Architectes / Agence François Leclercq / Agence Lobjoy & Bouvier & Boisseau / Stéphane Malka / Jean Mas (Ateliers 2/3/4/) / Marc Mimram / Ateliers Jean Nouvel / PCA Stream / Dominique Perrault Architecture / Quadrifore Architecture / Valode et Pistre / Vectuel / Jean-Paul Viguière et Associés. Use of FSC-certified recycled paper