

LET'S SWITCH to a post-carbon world



**PARIS
LA
DEFENSE**
of a post-carbon
future

Contents

The strategic course	P.03-07
Projects	P.08-09
Conquering	P.10-11
Connecting	P.12-13
Greenifying	P.14-15
Reinvesting	P.16-17
Developing	P.18-19
Refurbishing	P.20-21
Reshaping	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

“The projects delivered in 2023, as well as the new programs launched, reflect our determination to implement the ambitious strategic course we have set.”



With Paris La Défense, we have brought forth a new public and property development model rooted in a more sustainable vision.

Sixty years after the district's founding, we wanted to channel once again the visionary and strategic dynamic that inspired its creation. We seek today to meet the challenges of the 21st century, with one clear and overarching objective: become the first global post-carbon business district, a mixed-use district mindful of the well-being of all users of La Défense.

This transformation is well underway. Greening initiatives, eco-friendly mobility, structural and functional diversity: the projects delivered in 2023, as well as the new programs launched, reflect our determination to implement the ambitious strategic course we have set. A modernized Place de la Défense, the transformation of Rose de Cherbourg and the momentum generated by the General Assembly for Skyscraper Transformation embody achievements that enhance daily life for all.

2024 holds the promise of many more forward-looking initiatives, from the groundbreaking on the five-hectare (12.5-acre) park on the Esplanade to the greening of Cours Michelet, from the arrival of the RER E to the first homes and facilities in Les Groues, not to mention continuation of the Empreintes Call for projects to imagine the symbolic urban programs that will fashion the future face of La Défense. And lest we forget the Olympic flame, which will stop under the Grande Arche this summer, two days before the opening ceremony of the Olympic Games. We will accelerate this metamorphosis, and in so doing make our district a beacon to the world.

Through this new development paradigm, we can continue to make Paris La Défense a premier breeding ground for innovative and far-reaching urban projects, an attractive district intent on advancing quality of life for all.

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.

4

The world has undergone a sea change since La Défense was founded. Two changes particularly stand out. First of all, shifts in how and where we work, 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 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 development and building

Building a post-carbon business district demands that we reexamine our approach to development, construction, and renovation, in concert with all the players involved in transforming the region.

→ Take up the post-carbon shift

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

→ 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.

→ Involve stakeholders

Calling on all players within Paris La Défense to take action on these environmental issues is an essential step to guarantee this initiative's lasting success.

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. The laureates have already been selected and are currently undertaking their projects. See the winning projects pages 10-11



Jean-Moulin Project

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 20-21). With this in mind, in 2023 Paris La Défense joined Booster du Réemploi, a community initiative aiming to further develop the circular economy by increasing demand for reused construction materials.

3

Build low-carbon structures



The business district is an exceptional testing ground for constructing low-carbon buildings. Paris La Défense and the real estate sector will develop bold projects that make manifest the desire to turn the neighborhood into an innovative district at the forefront of the ecological transition (see projects page 15). As a signatory to the Biosourced Wood Pact, Paris La Défense has pledged that all future constructions and renovations will be carried out with 10% biosourced wood (including a minimum of 30% is French wood). The Inspire office building, built with a wood frame, and the Synapses residential project, being built off-site, are remarkable examples.



Flora home program

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 underway or have already been completed. 2023 saw the delivery of a modernized and landscaped Place de La Défense, with the Jardin des Rails and the Groues neighborhood slated for completion in 2024. Work will also start this year on the largest platform-based urban park in France, covering five hectares (12.4 acres) of the Esplanade, as well as the Michelet neighborhood, intended as a gem of urban greenery. 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 14-15

5

Encourage eco-friendly mobility



The bicycle paths and ecofriendly mobility infrastructure, such as bicycle parking, charging stations for electric vehicles, etc., installed in 2021, will be fully operational in 2024 with the inauguration of the underground passages currently under construction. New features will supplement existing infrastructure, with the aim of ultimately covering the entire district, in particular thanks to some 30 Vélib stations in 2025. 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, alongside the commissioning of the RER E suburban rail line and the creation of two Grand Paris Express stations this year, development work is being undertaken to facilitate travel for local residents and employees.
See pages 12-13



6

6

Promote eco-friendly entertainment and cultural events



Entertainment and cultural events organized by Paris La Défense become more environmentally friendly: no disposable utensils, more recyclable materials, environmental awarenessraising initiatives targeting the general public and much more. In addition, an incentive-based approach is 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



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 lay at the heart of the General Assemblies for Skyscraper transformation organized by Paris La Défense. Bringing together investors and real estate operators in search of practical solutions, these discussions generated 10 proposals to design and promote energy-efficient buildings requiring fewer materials and offering a wider variety of uses and services. 15 players in the business district have already formalized their commitment by signing the Paris La Défense Post-Carbon Charter.
See page 21

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 systematically stipulating objectives for environmental sustainability and social integration.
See page 27



9

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



The public body applies 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 Groves. Priority also is given to activities that contribute to local jobs and social inclusion, as well as young companies.
See page 26

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 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





Current and future projects

Projects●

Parks and green spaces

URBAN DEVELOPMENT AREAS

LANDMARKS



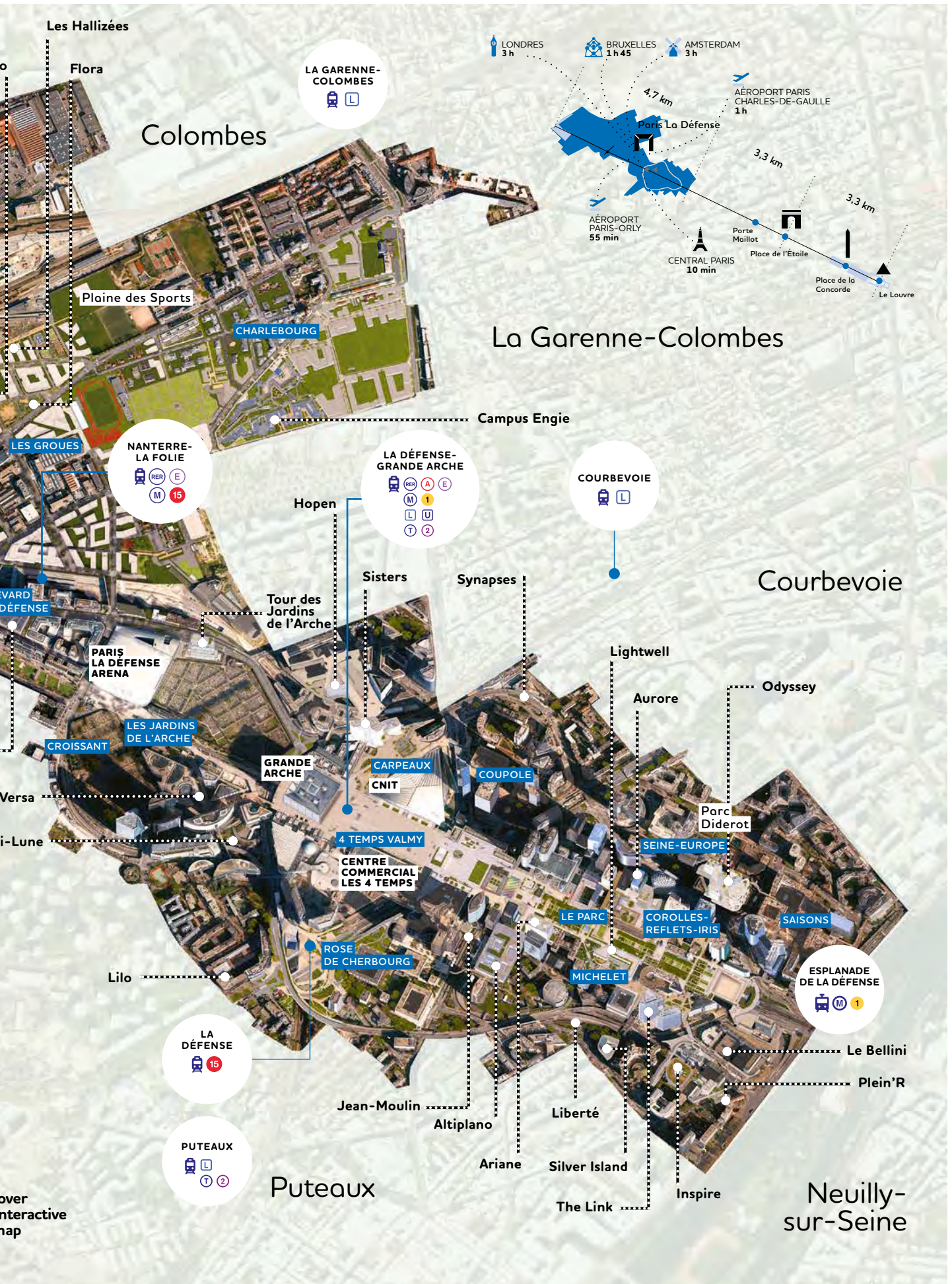
500 m



Learn more on Paris La Défense's projects



Discover the 3D model



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 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 encourages 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 instills 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. With this in mind, all the projects selected interface with the program to renovate Boulevard Patrick Devedjian, initiated by the Hauts-de-Seine Department.

The winning projects



DEMI-LUNE, Puteaux

On a site marked by road infrastructures, the project will create a new emblematic green space, with a wide range of programs, and will be a laboratory for the creation of La Défense's first low-carbon high-rise building.

Public developer: Paris La Défense

Property developer : Linkcity (group representative) / Crédit Agricole Immobilier Corporate et Promotion

Architects: L'AUC / XDGA / MM Architectes

Mixed use: offices, housing for students and young professionals, hotel, activities, retail and services



SYNAPSES, Courbevoie

The project is based on three main pillars: structural diversity, an urban link between the business district and the city of Courbevoie, and exemplary performance in terms of construction techniques, the choice of materials and water conservation.

Public developer: Paris La Défense

Investors: CDC HABITAT / La banque des territoires

Property developers: Pitch Immo / GA Smart Building

Urban planner/Architect: Alfonso Femia

Mixed use: co-living, shops, activities and services



JEAN-MOULIN, Puteaux

A project unique for its reversible and mixed-use design, featuring a landscaped pedestrian link between the business district and downtown Puteaux, and positive construction solutions based on responsibly chosen, reusable and locally sourced materials.

Public developer: Paris La Défense

Property developers: BNP Paribas Real Estate / SPIE Batignolles Immobilier

Urban planners/Architects: AREP Architectes / RSHIP

Landscaper: Vogt

Mixed use: student housing, offices, shops and services, public spaces



LIBERTÉ, Puteaux

Liberté weaves new paths around landscaped oases of freshness, in continuity with the future République boardwalk, and renews the way people live in La Défense. This exemplary program targets the highest RE2020 thresholds.

Public developer: Paris La Défense

Property developer: Quartus

Architects: Baumschlager Eberle Architectes / ITAR Architectures

Mixed use: housing, offices, activities, retail and services

Learn
more
about the
projects



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.



12



130 million euros 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



+ than

2 000

bike racks

In 2025

1 200

Vélib' parking space in 30 stations

+ than **600**

spaces available in district parking lots



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 is in progress 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.

Public transport

The RER E will be up and running this year!

Paris La Défense's public transportation network will be greatly expanded this year with the launch of the RER E and the addition of two stations. This presents a considerable advantage for the region, which will benefit from improved connections to the stations in the east of Paris and to the airports, as well as for commuters, who will enjoy lighter traffic along the RER A line and the prospect, in a few years, of a connection to Le Mantois. Embedded under the CNIT, 30 meters below ground level, La Défense Grande Arche station will offer travelers a new range of services, with more than 40 shops in a completely renovated space. In Nanterre, the Nanterre La Folie station contributes to the development of the new Groues neighborhood (see pages 22-23), by extending transit options via both intermodal transportation and eco-friendly transit (bikes, pedestrians, etc.).



RER E

- La Défense – Haussmann-Saint-Lazare
8 minutes compared to 14 minutes today.
- La Défense – Magenta
10 minutes compared to 19 minutes today, connections to lines B and D.

Later

- Nanterre – Mantes-la-Jolie
37 minutes compared to 57 minutes today.



La Défense-Grande Arche RER E station

La Défense station Line 15 West



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 with the arrival of the RER E and the opening of two stations serving Paris La Défense. By 2031, two stations on line 15 West of the Grand Paris Express will offer district users an alternative to... Meanwhile, the Puteaux-La Défense station will feature direct underground connections to the RER A and the Coeur Transport interchange station.

In 2031 :

- La Défense – Aéroport Charles-de-Gaulle :
35 minutes compared to 1 h 10 today
- La Défense – Aéroport d'Orly :
36 minutes compared to 56 minutes today

14 million euros for Coeur Transport studies

Coeur 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

Greenifying

*Planting the seeds
of a green revolution!*

La vie en green

Dince 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.

14

Learn more
about Paris
La Défense's
green
approach



The Reflets Garden



Eco-gardening

The business district is often portrayed as a bleak mixture of concrete and metal, but reality tells a very different story. The district boasts 7 parks, including Diderot Park, among the largest with a surface area of 12,000 sq.m (129,000 sq. ft.)! In all, some 4,000 trees throughout the district are lovingly maintained by Paris La Défense teams. 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.



Depiction of Esplanade de La Défense in 2027

The Esplanade recast as an urban park

In 2024, Paris La Défense will begin to implement 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)



600m

(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



Reinvesting

*Reinventing the city
via a metamorphosis of its visual heritage*

View of the Michelet district



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 2023, a new pedestrian link was created, this time between Terrasses Boieldieu and Place de La Défense. The work underway in the Michelet neighborhood of La Défense and the Bords de Seine project in Nanterre will share the same goal: connecting once isolated areas.



Michelet, confidentially dynamic!

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

MICHELET PROJECT

1,2 ha
(3 acres) total surface area

a **20-meter**
(66-foot) ramp

191 new trees
(for a total of 300)

1 monumental tree-lined staircase

new elevators

1 pedestrian crosswalk on the boulevard



CONTRACTING AUTHORITY
TVK (mandataire) / Atelier Roberta / Setec / ON / Zefco / RRA / Ville ouverte



PROJECT MANAGERS
Paris La Défense



Learn more



Bords de Seine: the Green corridor

Extending the Terrasses de Nanterre to one of the last sectors of the Seine Arche ZAC, this project will transform a fragmented assortment of brownfields into a lively and accessible riverside space for outdoor leisure featuring enhanced biodiversity. Designed by urban planning and landscaping firm Ilex with support from the Sathy agency, this delta will work around urban infrastructure to connect three sites presenting complementary development models:

- les Terrasses 3-5: this site will host agricultural and cultural programming with an educational bent, and will incorporate itself into the existing eco-friendly transit network with a new pedestrian bridge above the RER tracks;
- the A14/A86 junction: submerging the highway infrastructure will allow the Chemin de l'Île park to be extended and the Terrasses linked;
- République-Université: this sector will be restructured with a mixed-use development plan featuring varied types of housing (total floor area of app. 17,600 sq.m [189,500 sq. ft.], including family homes and accommodations for students, researchers and young workers) and commercial premises (total floor area of app. 25,000 sq.m [269,000 sq. ft.]).



Learn more

Le Croissant →

Located in Nanterre, where the La Défense business district meets Paris La Défense Arena and André Malraux Park, phase 2 of Le Croissant will bring a new “slice of the city” to life by 2027 with the development of 21,200 sq.m (228,200 sq. ft.) dedicated primarily to housing, alongside public facilities and ground-floor commercial and community premises, as well as green spaces and new pedestrian connections. Currently under review, the development project was designed by the consortium led by the MG-AU firm together with Atelier Jours and OGI.

It includes:

- transfer of the Gorki community center and construction of a new gymnasium on the ground floor of a new building;
- more pedestrian-friendly connections between André Malraux Park, Cité Pablo Picasso and the La Défense business district thanks to restructuring of outdoor spaces.



Learn more



Developing

New projects, low-carbon projects

ODYSSEY

Public developer: Paris La Défense
Property developer : Primonial REIM
Architects: Cro&Co Architecture /
CroMe Studio / Studio Gang
Surface area: 141,000 sq. m
Offering: offices / accommodations /
co-living / retail / rooftop terrace
Livraison : 2028



Discover
more
projects



18



THE LINK

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



TOUR DES JARDINS DE L'ARCHE

Public developer: Paris La Défense
Developers: Adim Île-de-France /
Oceanis
Architect: Ateliers 2/3/4 – Jean Mas
Surface area: 62,015 sq.m (667,500 sq. ft.)
Offering: service residence for students and
young employees / activities (restaurants,
rooftop terrace, bar, wellness center, library)
Delivery: 2028





INSPIRE

Public developer: Paris La Défense

Developer: BNP Paribas Real Estate

Architect: Agence d'architecture Bechu + Associés

Surface area: 22,300 sq.m (240,200 sq. ft.)

Offering: offices / shops with a mixed-material structure, including wood

Future occupant : Allianz Trade

Delivery: 2025



FLORA

Public developer: Paris La Défense

Developer: Woodeum

Architects: MGA / CALQ Architecture

Surface area: 9,056 sq.m (97,500 sq. ft.)

Development planning: 88 low-carbon wood homes / offices / shops

Labels: BBCA / "Biosourcé" level 1

Delivery: 2024



LA FORÊT DES GROUES

Public developer: Paris La Défense

Property developer: Lamotte-Brémond

Architects: Sonia Cortesse /

M'CUB architectes / Julien Beller

Surface area: 10,661 sq.m (114,750 sq. ft.)

Development planning: 148 homes, including 16 with a wood framework and structure / nursery / craft workshop

Labels: E3C2 / E3C1

Delivery: 2024



Refurbishing

Property refurbishment, 4 major projects

ALTIPLANO

Public developer: Paris La Défense
Property developer : SCI PB10 - Axa REIM
et CDC (France)
Architect: B. Architecture
Surface area: 57 078 sq.m
Offering: bureaux / commerces
Future occupant: Enedis and Suez
Delivery: 2024



31% of office buildings renovated



HOPEN

Public developer: Paris La Défense
Property developer : Primonial REIM (France)
Architects: Jean Mas (Ateliers 2/3/4/) / CHZON
Surface area: 65 000 sq.m (700,000 sq. ft.)
Offering: offices / retail
Delivery: 2024

Discover more projects



LIGHTWELL

Public developer: Paris La Défense
Property developer : Unibail-Rodamco-Westfield (France)
Architect: Barthélémy Griño
Surface area: 35,000 sq.m
Offering: 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 (694,500 sq. ft.)
Offering: offices
Delivery: 2025

General Assembly for Skyscraper Transformation

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 lay at the heart of the General Assemblies for Skyscraper Transformation organized by Paris La Défense in 2022 and 2023.

More than 800 professionals participated in the conferences, site visits and brainstorming workshops. Contributions included 10 proposals on launching skyscraper transformation. These ideas were further developed and presented to operators and several relevant French ministries. They aim to design and promote energy-efficient buildings requiring fewer materials and offering a wider variety of uses and services. This collective work is presented in a summary document.



Learn more



A Post-Carbon Commitment Charter

To achieve the 10 objectives and take collective action for a post-carbon business district, the public establishment is inviting the full Paris La Défense ecosystem to endorse a charter of reciprocal commitments, already signed by 15 district players. The Charter's main commitments include:

- undertake to achieve overall carbon performance in line with the district-wide objective of halving GHG emissions by 2030;
- raise awareness and provide training on climate issues for all users of the business district;
- decarbonize uses within La Défense by combining energy efficiency and sobriety;
- decarbonize material cycles and make progress towards energy sobriety;
- implement proactive measures to adapt to climate change;
- build a fairer, more inclusive district for a rewarding post-carbon society;
- measure and improve collective performance.



Learn more

Reshaping

A unique neighborhood

Discover
Les Groues
district



22



Jardin des Rails public spaces project

Les Groues, an up-andcoming neighborhood in Paris La Défense



In 2024, part of the Les Groues district in Nanterre will grow more lively with the opening of the RER E and the delivery of the first residential developments, a school complex and the Jardin des Rails. 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 2031. 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

with 4 ha (9.9 acres) of public spaces including two parks

10 500
new residents



210,500 sq.m
of offices

12 000
new employees



79 000 sq.m

devoted to activities, shops and public/private facilities



3 schools
2 nursery
2 gymnasiums

288 000 m²
i.e. 4,500 homes

3 RESIDENTIAL PROGRAMS UNDER CONSTRUCTION



HÉLIOS - LOT FOCD

Public developer: Paris La Défense
Property developer: Telamon et Bricqueville
Architects: Nicolas Laisné Architectes / A26 / Becardmap / Aqma / Mugo
Development planning: 137 homes
The lot on which this development is to be build includes an institute of higher education.
Delivery: 2025



Learn more



LES HALLIZÉES

Public developer: Paris la Défense
Property developer : Sefri-Cime
Architect: Reichen & Robert associés
Offering: 160 homes
Delivery: 2025

Learn more



WEST VILLAGE

Public developer: Paris la Défense
Developer: BNP Paris Immobilier et Marignan
Architects: L'AUC / Martin Duplantier / ChartierDalix / Studio Muoto / Ignacio Prego
Development planning: 246 homes
Delivery: 2025

Learn more



Moving in

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

Paris
La Défense
welcome
pack



24

10 good reasons to choose Paris La Défense

Moving to Paris La Défense means joining a rich and varied ecosystem made up of companies of all sizes in diverse and complementary business sectors, along with an extensive local pool of clients, suppliers and future employees! And that's not all: the business district boasts many other exceptional qualities.

1

International standing:

the world's fourth most attractive business district, with more than 40% of companies from outside France.

2

A diversified economic fabric: start-ups, healthcare, banking, insurance, consulting, energy, IT, luxury, textiles and more. La Défense is home to companies of all sizes.

3

A growing ecosystem:

community events, iconic social venues, a rich network of associations, ever more students and the list goes on.

4

Exceptional accessibility by public transportation:

metro, tramway, suburban trains, bus lines.

5

A true economic and social hub: a wide range of restaurants, cultural and sporting events, a permanent collection of artwork, shopping centers, a varied sports and entertainment offering.

6

An event destination:

rich meeting program, wide range of convention, congress and seminar spaces, 3,000 hotel rooms.

7

A district turned to the future: renovation of Place de La Défense, new green spaces with the Le Parc project, a High Line with Rose de Cherbourg and much more.

8

A district with values: strong commitments to reducing its carbon footprint, anti-waste initiatives, eco-friendly events, the CUBE energy savings championship, an ever-growing network of bicycle paths.

9

A user-friendly district:

88%* of employees call Paris La Défense a great place to work.

10

Your business partner: Paris La Défense guides users setting up shop in the district and facilitates networking with a rich population of local players.

*Paris La Défense opinion barometer - Viavoice 2023.

A diversified economic base

Luxury, Retail



Juridique



Finance, Insurance, Banks



Energy



Audit & Consulting



Industries & Production



Information & Communication



Health



Others



Paris La Défense clubs

Campus Paris La Défense

The student population has more than doubled over the last five years. To ensure that the leaders of tomorrow can pursue their education in the best possible conditions, Paris La Défense has committed to creating “Campus Paris La Défense,” aimed at working together to build a comprehensive development policy: student accommodations, meals and all other services that can be pooled.

CSR and Sustainable Development Managers’ Club

Paris La Défense offers companies the chance to join an authentic community of CSR and sustainable development managers. The public establishment organizes quarterly meetings with this community to share current and future initiatives in the field and hear the ideas of leaders committed to social and environmental issues.

HR Experts Club

Paris La Défense organizes regular encounters with experts on current issues in the field of human resources. These meetings provide opportunities to network, exchange ideas among neighbors and colleagues, put down local roots, innovate and initiate new projects.

MICE & Leisure Club

To promote the district as a natural destination for tourists, business events and leisure activities, Paris La Défense and the district’s top players meet quarterly to share their news and discuss local current events.

GBD Innovation Club

Created in 2018, the Global Business Districts Innovation Club brings together 15 members representing the world’s most prestigious business districts to share best practices on key attractiveness issues during themed meetings and learning expeditions.



Learn more

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

180,000 employees including 60% executives 50,000 inhabitants

A HIGH-QUALITY EDUCATIONAL AND ACADEMIC OFFERING

More than **50** institutions of higher education:
Paris-Nanterre University, IESEG, ESSEC, Léonard-de-Vinci university, ESCE, ICN, EDC...

More than **70 000** students



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

Getting involved

Taking action for our planet by uniting key players

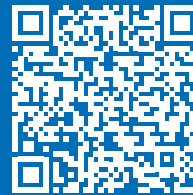
Growing solidarity

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!

26



Learn more about CSR initiatives



→ Responsible, community-minded purchasing

22 members (local companies and inter-company restaurant operators) have committed to eliminating food waste thanks to the “La Défense des Aliments” program. Awareness-raising initiatives among diners have proved effective, with a 50% reduction in food waste in La Défense since 2018. 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 community sporting events

In 2024, Paris La Défense is launching League of Défense, a brand new benefit challenge to support the French Red Cross. Local schools and businesses will compete in offbeat games inspired by office life. For years, Paris La Défense has also 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. In 2023, 500 participants and more than €90,000 raised.

Cancer-free Children City Race

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. In 2023, 1,400 participants and €300,000 raised.

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. In 2023, nearly 1,300 participants and €335,000 raised.

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

Saving energy together 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 2023, the second annual Cube Paris La Défense competition led to an average decrease in energy consumption of nearly 18% in the 20 participating buildings and assets, covering a total surface area of 1,000,000 sq.m (>10 million sq. ft.). In addition, with the urban heating network going green as of 2023, much of the area has switching to clean energy thanks to agripellets and biofuels.

Learn more



Thanks to the PLD+B program launched in 2023, Paris La Défense has become the first French locality to join the international "Cities Can B" movement. Through this initiative, Paris La Défense is implementing a collaborative work and exchange program to guide companies in carrying out environmental, social and societal impact assessments, with the dual aim of establishing a roadmap for progress and initiating a collective dialogue around future transformations.



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 fleet's twenty Food Trucks are selected via an organized tasting with a jury composed of district users.

View the full
F&B offering





With more than 150 restaurants, Paris La Défense features a rich dining scene sure to satisfy any palate! Alone or with family, friends or colleagues, thrill your taste buds day and night, from breakfast to dinner, not to mention afterwork get-togethers. The sheer diversity of the offering means there is always something for everyone.



Muses

For a gourmet experience
Located in the heart of the Hilton Paris La Défense hotel, *Muses* offers a chic and glamorous setting for business meetings over breakfast, lunch, afterwork drinks or dinner.



Mama Shelter Sports bar

For a drink
The *Sports bar* inside *Mama Shelter* hotel is the perfect place to watch the game, enjoy a beer and treat your taste buds to arancini, chicken dips, homemade fries or focaccia.



Billy Billy

Perfect for groups
Across from Paris La Défense Arena, *Billy Billy* restaurant offers dishes and cocktails inspired by Italian and Mediterranean flavors. For groups or private events, take advantage of a large covered terrace.



XII

Rooftop wining & dining
Located on the 12th floor of the Mercure Paris La Défense hotel, *XII* is a rooftop cocktail bar. Take in the view of the Arc de Triomphe while sipping one of the many festive concoctions on the menu.

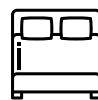


Nest Paris La Défense - MGallery

Located in the Michelet neighborhood, Nest has been entirely redesigned to offer guests a cozy, relaxing atmosphere. The hotel restaurant, *Ô Mazette*, is bathed in light thanks to a monumental glass roof.
Type of accommodations: 5-star rooms and suites
Services : bar, *Ô Mazette* restaurant, gym, luggage storage, concierge service, online check-in.

HOTEL OFFERING

Capacity



3000

rooms

Breakdown of nightly stays



68%

business tourism

Since 2022

+ 3

lifestyle hotels:
Okko Hotels, Tribe and Mama Shelter

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

Discover top local events



A district on the move!

All year round, life in the district is punctuated by an abundance of commercial, musical, cultural and sporting events! These festivities are growing ever more responsible: recycling is *de rigueur* and all glasses are 100% reusable. Paris La Défense also attracts visitors with its wealth of leisure activities, as well as its architectural and artistic heritage.



Very Food Trip

A special event to discover the district's restaurants and food trucks. Nearly 5,200 meals served in 2023! Thanks to a partnership with the association La Cloche, a meal distribution service was implemented for the most vulnerable populations.



Les Extatiques

A must for fans of contemporary art, featuring one-off exhibitions of eclectic works.



Garden Parvis

The summer festival for chilling, eating, dancing and overall fun! But also a charity event to support several partner associations: Association du Site de La Défense, La Cloche, La Cravate solidaire and Secours populaire 92. In 2023, the festival welcomed 200,000 visitors over 31 days.



La Défense Jazz Festival

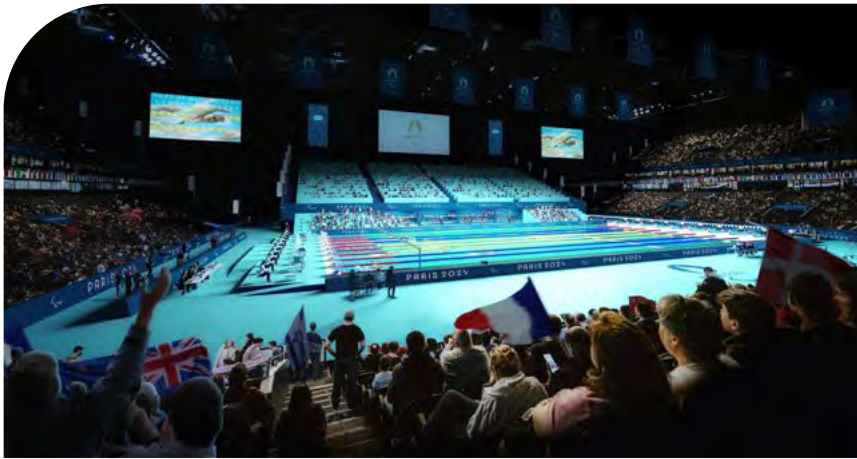
An eclectic lineup at the heart of the plaza, organized by the Department of Hauts de Seine. In 2022, 34,000 spectators over seven days of concerts.



Christmas market

The Paris Region's largest Christmas market, with 180 stalls and a recycling fundraising program to support three associations. In 2023, more than one million visitors over 42 days of business.





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 Taylor Swift, Pink, Michel Sardou, Gims or Sum 41 and more. Paris La Défense Arena will host the swimming events of the 2024 Olympic and Paralympic Games.



The Cité de l'Histoire: a journey to the past

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.

To discover
all the activities
towards



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.



To know the
architectural
heritage



Art is in the air

Today, Paris La Défense is one of the biggest open-air museums in the world. Be they impressive or subtly poetic, discreet or monumental, numerous masterworks adorn the district. The greatest artists, representing all currents in modern and contemporary art, have made it their playground: Miró, César, Calder, Agam, and Moretti, to name a few.

To see all
works of art



To subscribe
to our
newsletter



Paris La Défense

Your business partner

Learn more about Paris La Défense



Our missions

Paris La Défense is a local public body responsible for public development, operations, animation and promotion of the 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.

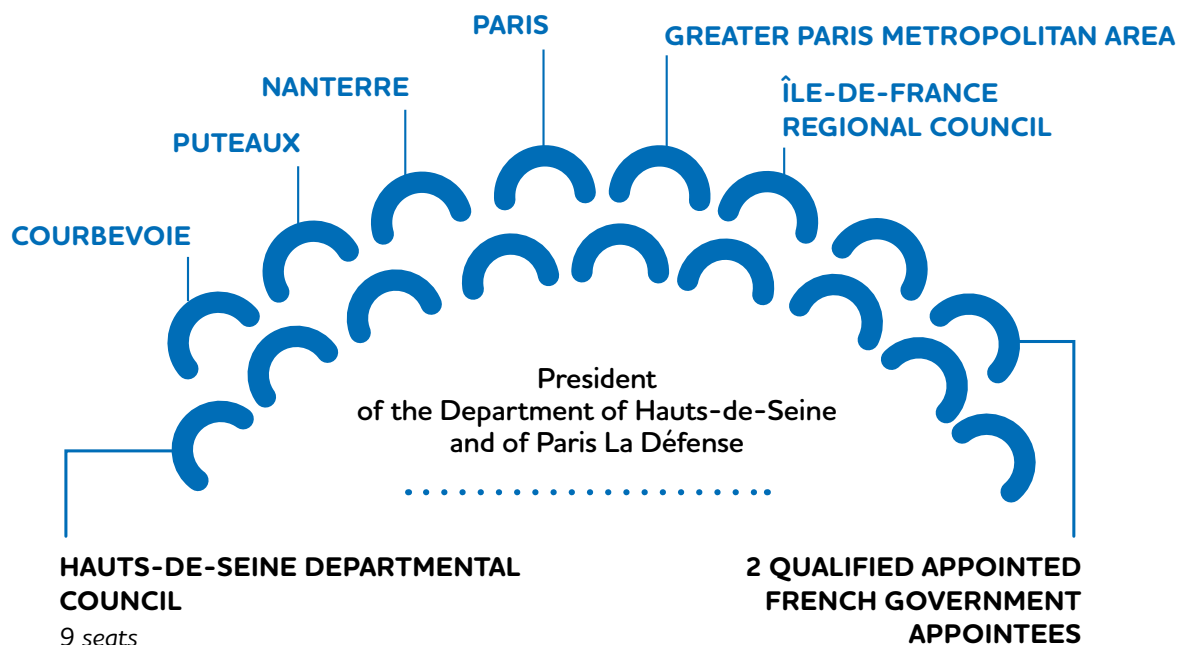
32

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 4



Board of Directors



Your contacts

Executive Management



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



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



**Olivier Schoentjes,
Executive Director of Operations,
Deputy CEO**
oschoentjes@parisladefense.com

Urban and real estate projects



Myriam Diguët
mdiguët@parisladefense.com



Christophe Mailhé
cmailhe@parisladefense.com

Strategy and responsible development



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

District and Mobility Services



**David Guerra,
Director**
dguerra@parisladefense.com

Attractiveness



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

Paris La Défense

Business

1st
EUROPE'S PREMIER
BUSINESS DISTRICT

More than
500
COMPANIES

15
Fortune Global
500 businesses

3,8
millions sq. m
of offices in La Défense

(Paris La Défense)

97
transactions
in 2023

Real estate supply



76 m
(250 feet)
Average building height

TOP 5 tallest buildings
First Hekla
Majunga
T1
Granite

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

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


21 years
average age of office
buildings in the district

31%
of office buildings
renovated

The world's 4th most attractive business district¹


Lifestyle

37,35 ha
of green 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



More than
50 INSTITUTIONS
of higher learning

1 public
transportation hub and 5 lines
+ 2 new RER E stations
+ 2 Grand Paris Express
stations to come


3 000
hotel rooms


More than
150
restaurants

1 OF THE LARGEST
shopping centers
in Europe

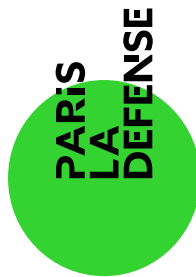
WESTFIELD
LES 4 TEMPS

Paris
La Défense Arena

Largest indoor
concert hall
in Europe


40 000
seats

More than
50
works of art



Paris La Défense

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

parisladefense.com



Paris La Défense • March 2024 • Design and pre-press: IDIX • Cover picture: Anne-Claude Barbier – Landmarks • Credits: Anne-Claude Barbier / Sabrina Budon / CD92 – Olivier Ravoire – Julia Brechler / Cité de l'histoire / Augustin Detienne / Benoit Diacre / Philippe Guignard / Nest Paris La Défense – Mgallery / Paris 2024 / La Solive / Bénédite Topuz / Atelier 2/3/4 – Jean Mas – CHZON / LAUC – XDGA – MM Architectes / AREP Architectes – RSHP / LAUC – Martin Duplantier – Chartier Dalix – Studio Muoto – Ignacio Prego / Baumschlager Eberle Architects – ITAR Architectures / B. Architecture / Bechu & Associés / Sonia Cortesse – M'CUB architectes – Julien Beller / Cro & Co Architecture – CroMe Studio – Studio Gang / Michel Desvigne Paysagiste / Alfonso Femia / Barthélémy Grino / Nicolas Laisné Architectes – A26 – Becardmap – Aqma – Mugo / Imica / In Situ / MGA – CALQ Architecture / Nouvelle AMO / PCA STREAM – Philippe Chiambaretta Architecte / Reichen & Robert associés / Setec – EGIS – Agence Hamelin – Concepto / Société des Grands Projets / Société du Grand Paris – SNCF Réseau / TVK / Q-Park / Vectuel.



Printed by Desbouis Gresil on paper from sustainably managed forests and controlled sources.