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Press Release

Paris - 29/03/2022

AG Real Estate France refurbishes and hands over Up-On, an office building of 8,000 m²

AG Real Estate France hands over Up-On, a new address in Paris combining urban life with flexibility, located next to the Paris ring road, near the Porte d'Orléans.

The building enjoys a great strategic geographical location offering easy access (from the 14th arrondissement and line 4) and good visibility from the ring road, not to mention many nearby services.

Acquired in 2019, the project aimed to completely refurbish the interior of the building by rethinking the use of space and layout.

The main objectives are to bring the entire building into line with current technical standards, to give the interior an ambitious architectural design and to conceive and create new spaces.

One of the project's defining features is that it moves the hall and creates an agora between the ground floor and the first floor in a stepped space, a very bright double-height volume.

This majestic new space becomes the focal point of the ground floor, with multiple services, serving several spaces dedicated to users' well-being.

The other major theme is the flexible design of the office floors (each with a divisible floor area of 900 m²) for a rational layout ideal for collaborative hot-desking offices.

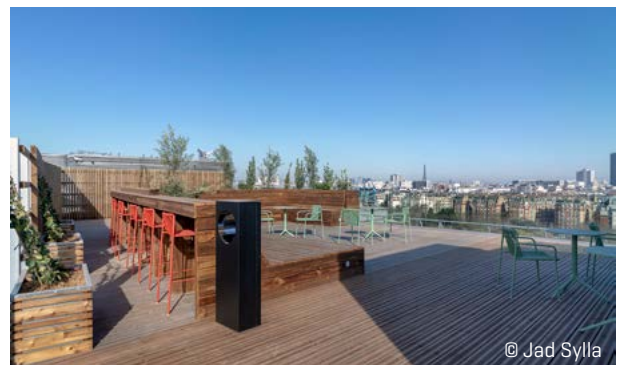
The layout also offers shared meeting rooms on the first floor above ground that can be used according to occupants' needs, a common work area in the

basement, a small multipurpose gym and a multi-company restaurant on the garden level.

Finally, another strong feature of the project is the rooftop on the ninth floor: with a total area of 170 m², this space for relaxation and creativity offers an exceptional panoramic view over the capital.

A real benefit for users, it consists of a planted greenhouse, two relaxation corners with seating, a planted slope with chairs and standing tables.

All these spaces will be operated by a service provider managing the reception and on-site facilitation.



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Up-On has been awarded triple certification:

BREEAM In-Use (environmental performance), OsmoZ (label meeting the new working requirements of occupants, ensuring well-being) and WiredScore (label promoting the connectivity of the building).

"We conceived a full renovation of the building with a very strong focus on the well-being of the occupants and the flexibility of the spaces. Up-On boasts a strategic location and visibility on the Parisian ring road while fully addressing the concerns of future users. This operation reflects the know-how of AGRE France's teams and confirms our proactive positioning on various asset types."

THIBAUT DELAMAIN, MANAGING DIRECTOR,
HEAD OF INVESTMENT &
ASSET MANAGEMENT FRANCE



About AG Real Estate France

AG Real Estate France is the French subsidiary of AG Real Estate, an acknowledged leader in the Belgian property market. As a player on the French market, AG Real Estate France focuses on its core business of property development and investment in corporate real estate.

Key figures

In late 2020, AG Real Estate France has developed nearly 300,000 m² of service-sector space, 300,000 m² of logistics and has a managed portfolio of offices, retail and logistics spaces, business hotels and car parks worth some €1.2 billion. The development projects under its control offer a potential of around 400,000 m².

For more information, see www.agrealestate.fr

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