



Press Release

Paris - 17/05/2022

AG Real Estate France signs a Buy-On-Plan / Rent-On-Plan undertaking with Marignan for a new building in Malakoff, Hauts-de-Seine [92].

The new tenant will soon be moving into 130-134 Avenue Pierre Brossolette. As a partner in the project, Marignan is building this property itself before setting up its headquarters there in 2024 under a nine-year fixed-term lease.

In the heart of Greater Paris, 15 minutes from Montrouge town hall, the office building has a rental space of 3,263 m² and is located 750 metres from the Paris ring road, close to the future line 15 of the Grand Paris Express and with immediate access to lines 13, 4 and T6.

This 6-storey building on the corner of Avenue Brossolette and Avenue Augustin Dumont will accommodate 298 people in 10.5 m² per workstation and 31 parking spaces. The centre of the block will be a green space, a garden creating a bridge between indoors and outdoors.

Finally, this property with its New York industrial spirit with a facade of partially recycled brick designed by the BFV ARCHITECTES bureau, will boast strong environmental credentials with triple certification: BREEAM NC 2016 Very Good rating, HQE® Sustainable Building 2016 Very Good rating and E+C- [the precursor of the RE2020 label which is based on more environmentally friendly energy management and a smaller carbon footprint].

“We are proud to be supporting Marignan in the construction of its future head office in a building that meets all the building and ESG standards that our group values. This project is being carried out under a long-term partnership that is a strong yardstick of AG Real

Estate’s commitments. In a changing environment, our dual expertise as an investor/developer allows us to remain active and competitive by taking a stake in a variety of transactions.”

**Thibault Delamain, Managing Director & Head of Investment and Asset Management
AG Real Estate France**



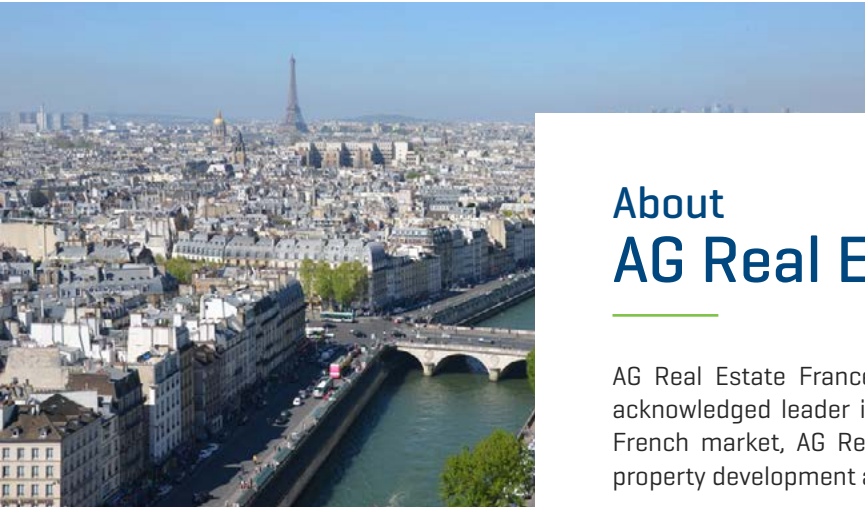
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THIBAUT DELAMAIN, MANAGING DIRECTOR
& HEAD OF INVESTMENT AND ASSET
MANAGEMENT AG REAL ESTATE FRANCE

For this transaction with Estate Consultant, AG Real Estate France was advised by the Lexfair – Virginie Blanc law firm.

About Marignan

A big name in property development for almost 50 years, Marignan offers a constantly evolving range of products and services, and conceives ever more innovative, desirable and sustainable living spaces. Our core business is housing, whether in condominiums [residential services] or private [residential property], to offer an environment suited to everyone’s lifestyle. We bring this know-how to corporate real estate to design and create spaces in keeping with new ways of working.



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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