



Press Release

Paris - 06/02/2024

AAG Real Estate France signs a BEFA [lease on presale property] with PASQAL in the 2nd arrondissement of Paris

As part of the repositioning of its office building asset located on 24 rue du Sentier (75002), AG Real Estate France signed a BEFA [lease on presale property] with PASQAL, the French leader in quantum computing.

24Sentier was acquired by AG Real Estate France in 2013, when it housed several businesses in the technology and textiles sectors.

After the departure of the main tenants, an in-depth renovation project was initiated by the Design&Build teams at AG Real Estate France. The first aim was to develop the areas on the ground floor and garden level of the building to create a services base at the disposal of future tenants which would provide indoor and outdoor collaboration spaces.

A study of the traffic between the two buildings making up this 3,500m² property complex was also initiated with the help of RF Studio, the project designer.

Finally, with a strong commitment to improving the building's energy performance, the architects Cove Architectes and Calq worked to replace the façades which dated back to the 1980s, restoring their 'workshop' style.

24Sentier has a strong commitment to the environment, which is clearly shown in the reuse of building site materials and the use of environmentally friendly and natural materials including wood and wool. The aim is for the building to receive the BREEAM Very Good, WELL and WiredScore Silver certifications.



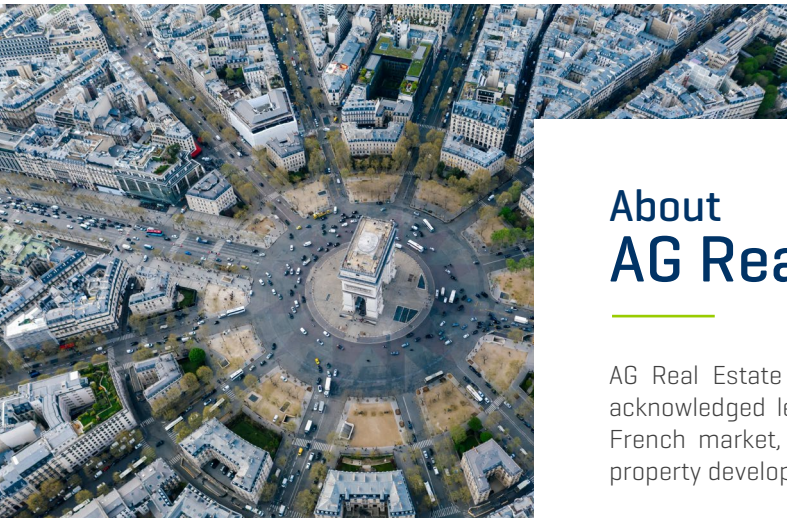
“In line with our strategy of enhancing our assets, we are repositioning 24Sentier in line with our values: excellence, reliability, environment, services and low running costs. Restructuring, developing and designing offices within the city of Paris is an objective that offers high added value nowadays, given the administrative and environmental challenges, but also the challenge of how the building is used. This agreement with PASQAL is not just a transaction, it’s also concrete proof of the trust and the solid partnership that we’re building with our clients thanks to a committed multidisciplinary team” explains Thibault Delamain, Director General and Head of Investment & Asset Management at AG Real Estate France.

Established in Massy, close to the Plateau de Saclay, PASQAL has kept its original location in the heart of Paris in order to attract new talents. PASQAL is a pioneering quantum computing company committed to revolutionising the industry with its neutral atom-based technology. In order to support this objective, PASQAL raised 140 million euros from renowned investors.

AG Real Estate was supported by CBRE Conseil & Transaction within a tri-exclusive mandate [Cushman & Wakefield and Alex Bolton] while PASQAL was supported by Parella and AARPI d’Ornano Dhuin. PASQAL will be advised by Factory for its lessee fittings.

«In line with our strategy of enhancing our assets, we are repositioning 24Sentier in line with our values: excellence, reliability, environment, services and low running costs.»

*THIBAUT DELAMAIN, DIRECTEUR GÉNÉRAL
HEAD OF INVESTMENT & ASSET MANAGEMENT
AG REAL ESTATE 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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