



Press Release

Paris - 12/03/2024

## AG Real Estate France delivers a new fully pre-marketed mixed-used building on Place de la Nation, in the 11<sup>th</sup> arrondissement of Paris.

AG Real Estate France is proud to announce the delivery of My Little Nation, a fully pre-marketed office and retail building located at 15 place de la Nation in the 11<sup>th</sup> arrondissement of Paris.

A fixed-term lease of 9 years has just been signed with CITEO for all of the office spaces – a total surface area of 6,034 m<sup>2</sup>.

CITEO is a company with a mission to reduce the environmental impact of household packaging and papers by offering solutions to reduce, reuse and recycle them. The My Little Nation building, with its very high environmental standards, is perfectly in line with the company's values and mission.

CITEO will fit out its offices in September, so that its employees can move into the premises in the first quarter of 2025.

Finally, a fixed-term lease of 6 years was also signed with a distribution company which will set up on the ground floor of the building, a retail space of 1,744m<sup>2</sup>.

Assisted by the architecture firm Tank, AG Real Estate France was guided by two key themes in the project design: user comfort and energy management through geothermal energy. With its two façades – inspired by Hausmann's architectural codes – that give onto Place de la Nation and avenue de Taillebourg, My Little Nation

fits in perfectly with the neighbouring buildings. My Little Nation offers plenty of outdoor space: 1,000m<sup>2</sup>, of which 350m<sup>2</sup> can be accessed by users and mostly consists of green spaces, with landscaped panoramic terraces and a rooftop.

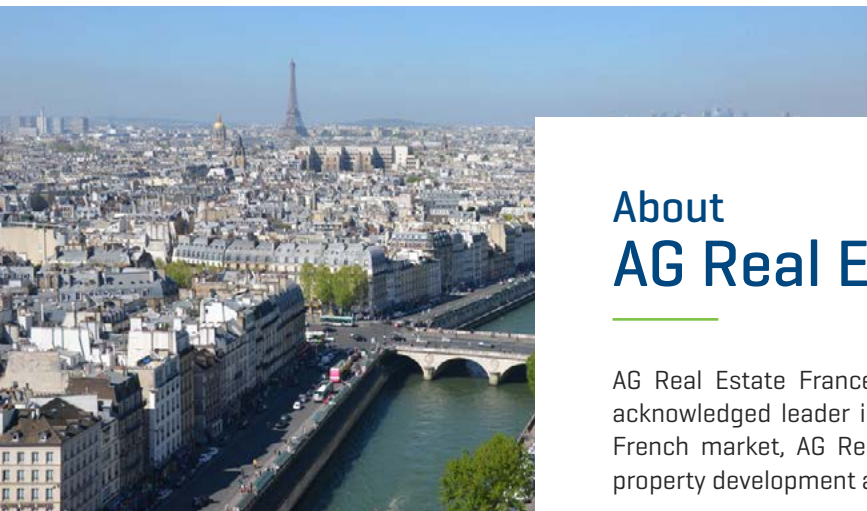


*'We're extremely proud to have completed this project, initiated in 2020 with the demolition of a historic building in our portfolio with poor energy performance that was built back in the 1970s. Our Asset Management and Design & Build project teams carried out major improvement works, thus demonstrating our strategy as a multidisciplinary player capable of adapting to modern environmental challenges. Against the*

background of a rental market that is still dynamic in the central business district of Paris but relatively homogeneous elsewhere, the fact that My Little Nation will be fully marketed upon delivery is proof of effective scheduling and a building that meets the stringent environmental requirements and high-performance requirements for users' explains Thibault Delamain, Director General and Head of Investment & Asset Management of AG Real Estate France.

As a developer that is quick to take up opportunities for its own assets, AG Real Estate France thus demonstrates a strong environmental approach, in particular by obtaining 4 certifications and labels: HQE Excellent, BREEAM Excellent, Ozmoz and Wired Score Gold.

During the marketing, AG Real Estate was advised by Colliers for the offices in the context of a tri-exclusive mandate with BNPPRE and CBRE as well as by CBRE Retail for the retail section as part of a mandate with Draco Partners.



## 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 m<sup>2</sup> of service-sector space, 300,000 m<sup>2</sup> 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 m<sup>2</sup>.

For more information, see [www.agrealestate.fr](http://www.agrealestate.fr)

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