



Press Release

Paris - 17/10/2024

Inauguration of Marignan's new head office in Malakoff (92)

AG Real Estate France and Marignan are pleased to announce the handover of the latter's new head office in Malakoff (92).

Located at 132 avenue Pierre Brossolette in Malakoff (92), this AG Real Estate France asset is now home to its tenant Marignan for a firm nine-year term.

Located right next to the ring road, the building is ideally situated. It is served by the Châtillon-Montrouge station [M13, T6 and future M15 of the Grand Paris Express in 2025] as well as the Mairie de Montrouge station [M4].



The 3,263 m² building spans 7 levels [R+6] and can accommodate 298 people - 10.5 m² per workstation. It has 31 parking spaces.

It has a garden at the heart of the block and a terrace on the 5th floor offering a panoramic view of western

Paris.

Clad in hand-moulded brick, the building was designed by BFV Architects in a New York industrial spirit. The reused brick, proudly inserted in the aesthetic patchwork of the façade, bears witness to the environmental responsibility of this HQE, BREEAM and E+C- level E2 and C1 certified building.

Developed by Marignan, the project was sold to AG Real Estate France under a VEFA with a BEFA. It was handed over and occupied by Marignan's teams at the end of September.

On 14 October, the 2 companies welcomed the Mayor of Malakoff for an inauguration ceremony.

"Designing and building your own headquarters is naturally stimulating. Doing so in the current market context has considerably raised the standards required to satisfy our employees and our investor partner. It was an excellent opportunity to showcase the expertise of Marignan's Commercial Property team". Khalil MSEDDEI, Managing Director, Commercial Property - Marignan

"Accompanying Marignan in the design and construction of its future head office in a building that perfectly meets their expectations was a real challenge for us, and we are proud to have been able to meet the Group's values.

This asset perfectly represents our ability to ensure architectural consistency with Marignan's ethos, and our expertise in designing contemporary workspaces that are both functional and qualitative, encouraging



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collaboration and innovation, while always incorporating sustainable solutions that respect the environment". Thibault Delamain, Managing Director & Head of Investment and Asset Management - AG Real Estate France

About Marignan

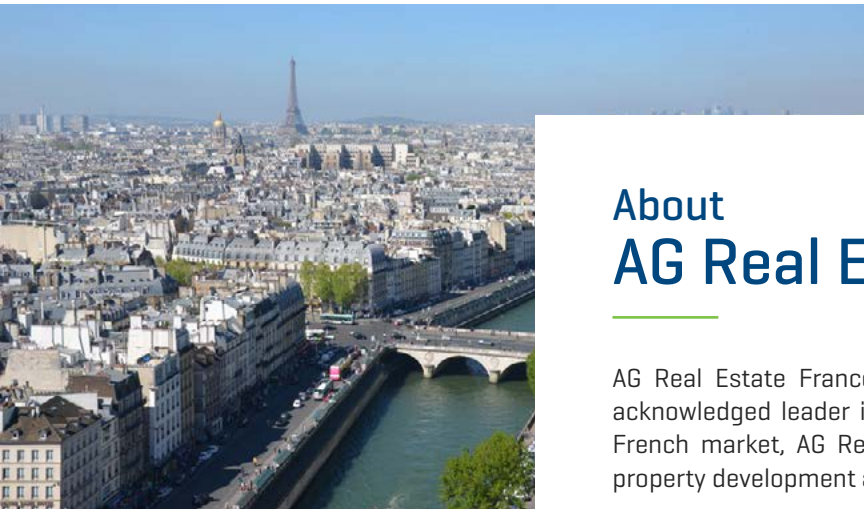
Marignan is a French nationwide property development specialist with 50 years' experience and expertise.

With 250 employees in 13 branches, Marignan is present in all the major regional cities. This long-standing local presence gives our teams a detailed understanding of local issues, the needs of local authorities and the expectations of each customer.

While our core business is housing, both collective and individual, we complement this historic expertise with

our commercial property division, which designs and builds spaces that reflect new ways of working.

With almost 200,000 m² delivered in 20 years, this division develops office and business premises projects in the Paris region and beyond.



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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