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Press Release

Paris - 20/12/2024

## AG Real Estate France sells Parisian office building My Little Nation.

AG Real Estate France has sold My Little Nation, a mixed-use asset with a floor area of 7 750 m<sup>2</sup> located at 15 place de la Nation in the 11th arrondissement of Paris, to Deko-Immobilier for 89 million euros.

My Little Nation, designed by the architecture firm Tank, was fully pre-let before its completion in March 2024, to two tenants with long-term leases. The offices of 6 050 m<sup>2</sup> are occupied by the mission-driven company CITEO, an organisation specialising in waste management, and the retail space on the ground floor of the building is leased to the retailer Aldi.

In recent years, this sub-market of eastern Paris has become a dynamic and attractive office space market with excellent accessibility thanks to its transport hub consisting of 4 metro lines and RER A. The location is enjoying increasing popularity with highly qualified young professionals and a growing number of innovative tech companies are flourishing here.

The building combines two key themes: user comfort, with 100% of workspaces receiving direct daylight and 1 000 m<sup>2</sup> of outdoor spaces including 350m<sup>2</sup> accessible via landscaped terraces and a rooftop. The use of 100% geothermal energy has allowed the building to obtain 4 certifications and labels: HQE Excellent, BREEAM Excellent, Ozmoz and Wired Score Gold, demonstrating the building's exceptional environmental performance.

In addition, My Little Nation has just won the Jury's Favourite award in the Grands Prix SIMI 'office building' category at the SIMI real estate trade fair.



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*"As a developer that is quick to take up opportunities for its own assets, this deal perfectly illustrates AG Real Estate France's know-how and expertise on the positioning of this type of asset and confirms the strategy we've been implementing for several years in order to continue our development. We're very proud*

of the work we've carried out in order to help improve the urban landscape of Place de la Nation. My Little Nation is committed to a very ambitious environmental approach, whilst ensuring exceptional comfort and quality of use for users" explains Thibault Delamain, Directeur Général and Head of Investment & Asset Management of AG Real Estate France.

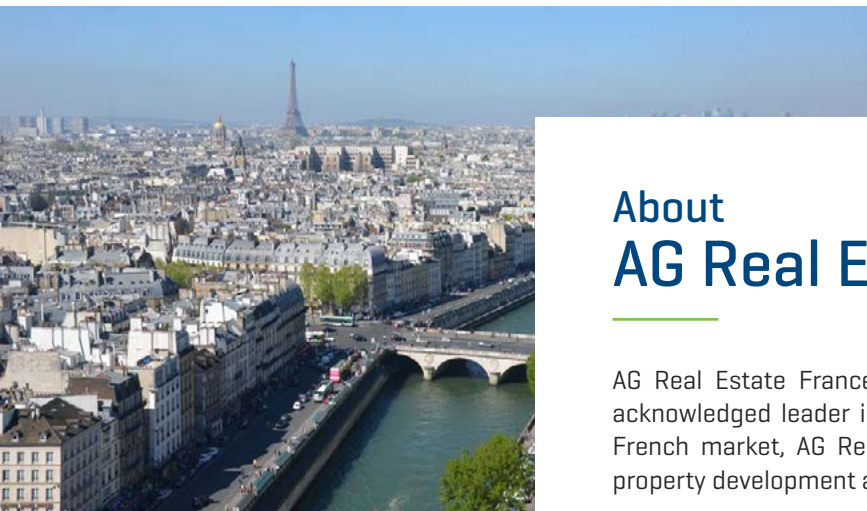
For this deal, AG Real Estate France was advised by Virginie Blanc, notary at GMH Notaires. The transaction was completed with the Capital Markets team at BNP Paribas Real Estate, in the context of a joint sole mandate with Stratégie & Corp.

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*"My Little Nation is committed to a very ambitious environmental approach, whilst ensuring exceptional comfort and quality of use for users."*

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



## About AG Real Estate France

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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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