



Press Release

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AG Real Estate France announces completion of structural work on the Marceau project in Montreuil

AG Real Estate France announces a key milestone in the development of its project in Montreuil: the completion of the structural work on the Marceau office building, located in the dynamic Bas-Montreuil district on the edge of Vincennes and Saint-Mandé.

Acquired at the end of 2023, this project is being built by Marignan Immobilier d'Entreprise under a property development contract. The building, designed by the AZC architectural firm, covers 8,900 m² spread over 4 to 5 levels, and is part of an ambitious urban transformation programme, replacing former industrial activities with an innovative and sustainable tertiary programme.

An ambitious architectural and landscaping project

Marceau stands out for its expressive architecture, which highlights its structure with a prefabricated concrete exoskeleton and solid wood exterior joinery. This construction choice reduces construction noise, optimises construction time and limits the building's carbon footprint.

The building frees up vast open spaces, with 2,600 m² of green outdoor areas — terraces, patios and gardens — promoting biodiversity and creating a real oasis of

freshness in the heart of the city. Two large gardens totalling 1,400 m² punctuate the communal areas and encourage interaction between users. A work of art by artist Keen Souhlal will help to enhance the spaces and enrich the experience of the occupants.

Services designed for well-being and flexibility

The base of the building, with a clear height of 3 metres, houses a 200-seat multi-purpose space, ideal for collaborative work, relaxation and catering. Two shops on the ground floor will complete the range of services on offer and contribute to the liveliness of the neighbourhood.

Exemplary environmental performance

Le Marceau aims to meet the highest environmental standards: compliant with RE2020, it is seeking HQE and BREEAM Excellent certification, as well as the BiodiverCity, WiredScore and Ready to OSMOZ labels. These commitments reflect a strong desire to offer responsible, resilient, and forward-looking real estate.

Optimal accessibility

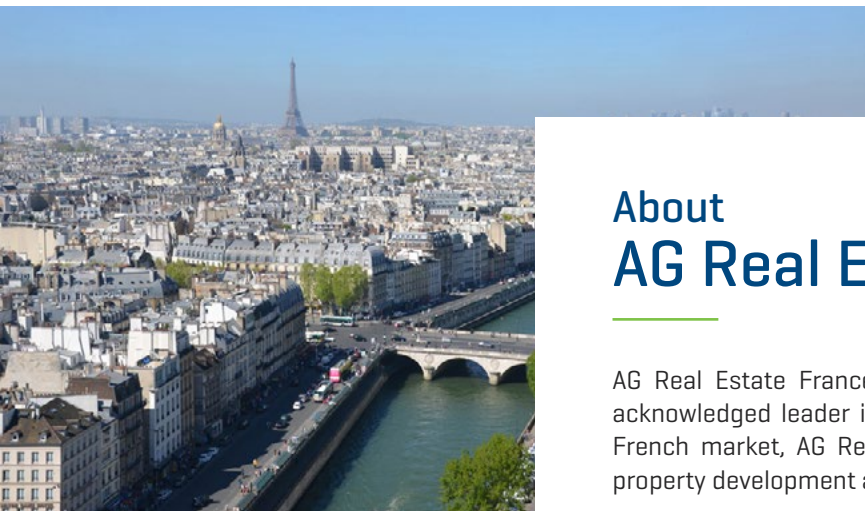
Ideally located in the immediate vicinity of metro lines 1 and 9 and the RER A, Marceau benefits from

exceptional transport links, enhancing its appeal for companies looking for a high-quality and sustainable working environment. It will be delivered in the second quarter of 2026.

"Marceau is the concrete expression of our commitment to designing projects that combine a strong architectural identity with sustainable quality of use. The prefabricated concrete exoskeleton, solid wood joinery and 2,600 m² of green outdoor spaces are all choices that reflect this ambition. More than just an office building, it is a place to live and interact, respectful of its environment and designed with its users in mind. We are proud that it is also one of the first commercial buildings to be awarded the RE2020 label." — Arnaud Guennoc, Managing Director and Head of Development, AG Real Estate France.

<https://marceau-montreuil.fr/>

<https://www.agrealestate.fr/fr/portfolio/montreuil/>



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 2024, AG Real Estate France has developed nearly 300,000 m² of service-sector space, 400,000 m² of logistics and has a managed portfolio of offices, retail and logistics spaces, business hotels and car parks worth some €1 billion. The development projects under its control offer a potential of around 150,000 m².

For more information, see www.agrealestate.fr

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