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Press Release

Paris - 14/11/2025

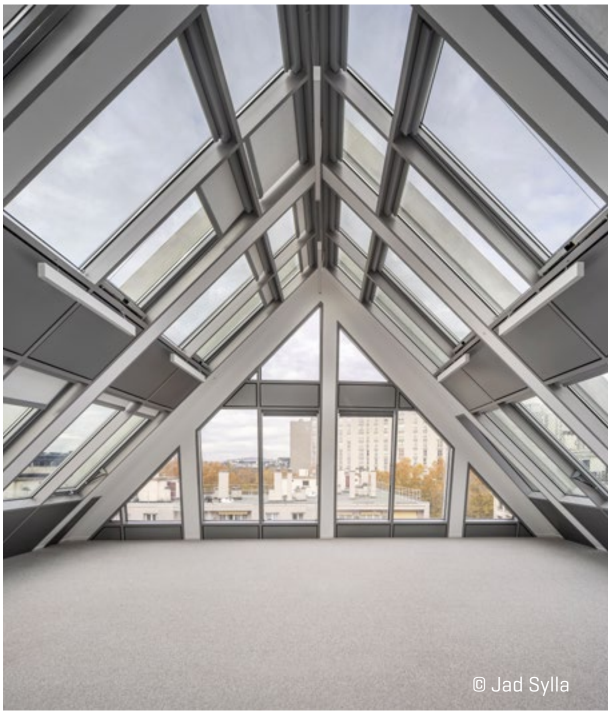
Ofi Invest Real Estate and AG Real Estate France announce the delivery of Spotlight in Issy-les-Moulineaux

Ofi Invest Real Estate and AG Real Estate France are proud to announce the delivery of Spotlight, a 3,990 m² office space located at 1 rue Kléber, in the heart of Issy-les-Moulineaux.

The asset was acquired in 2022 by Ofi Invest Real Estate on behalf of one of its clients as part of a VEFA (sale before completion) agreement with AG Real Estate France. The former headquarters of France 5 has been replaced by a new building with an architectural design that is both distinctive and simple. A building with three glass façades, offering bright, open-plan 700 m² workspaces.

The new building was designed with a demanding objective of constructive sobriety thanks to close collaboration between the city of Issy-les-Moulineaux, AG Real Estate France and the HOFA architectural firm.

To achieve this, an off-site concrete exoskeleton was constructed. This also reduced construction noise for local residents and guaranteed the recognised quality of the concrete.



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The building, with a capacity of 420 users, rises above a ground floor public access building. The top floor, a glass cathedral, offers a ridge height of 4.5 metres and two terraces with exceptional views.

The Spotlight project is part of an ambitious environmental approach that emphasises the reuse of materials. It has obtained HQE Exceptional, E+C-, BREEAM Very Good, Wired Score Gold and WELL Silver certifications.

Benoît Iorio, Director of Development at Ofi Invest Real Estate SAS, comments: *"We are delighted with the delivery of Spotlight, which we manage on behalf of one of our clients. It is an asset with a strong architectural identity, offering a modern and virtuous workplace in an attractive environment."*

Arnaud Guennoc, Managing Director and Head of Development France at AG Real Estate, comments: *"We are very proud of the delivery of the Spotlight building, a new landmark in the city centre of Issy-les-Moulineaux. We are convinced that its architecture will be a source of identity for future users. The completion of this project, thanks to off-site construction, also illustrates AG Real Estate France's commitment to innovation and environmental performance."*

The Spotlight building was inaugurated on Thursday 13 November 2025 in the presence of Mr Philippe Knussmann, Deputy Mayor for Urban Planning and Relations with Grand Paris Seine Ouest in Issy-les-Moulineaux.

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About
Ofi Invest Real Estate

Ofi Invest Real Estate is the real estate division of Ofi Invest. With €206.9 billion in assets under management[1] at the end of June 2025, Ofi Invest is now the fourth-largest French asset management group[2].

Ofi Invest Real Estate covers all aspects of the property management value chain: fund management, investment, property development, asset management and property management. Ofi Invest Real Estate offers solutions tailored to the challenges of each of its clients through two separate entities: Ofi Invest Real Estate SAS, dedicated to real estate asset management, and Ofi Invest Real Estate SGP, dedicated to real estate fund management. Ofi Invest Real Estate manages a total of €10.7 billion in gross assets across six European countries as at 30 June 2025.

Ofi Invest Real Estate's investment philosophy is distinguished by a strong commitment to sustainable development values and SRI principles. Ofi Invest Real Estate pursues a demanding and proactive policy of enhancing the value of its real estate assets under management, while ensuring that Environmental, Social and Governance (ESG) criteria are integrated into all of its decisions.

To keep up with all the latest news from the Ofi Invest Real Estate group, join us on LinkedIn or visit the website www.ofi-invest-re.com

[1] Source: Ofi Invest as at 30/06/2025.

[2] Source: financial communications from the entities concerned, and following the integration of AXA IM into the BNP Paribas group on 1 July 2025.

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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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