

Ardian takes a majority stake in the Pointe Amont de l'Île Seguin project alongside Emerige and AOG

- This exceptionally designed mixed-use development will house an arts and culture center, hotel, cinema shopping and office space.



Ardian, one of the world's leading private equity houses, acquired a 70% stake in the 53,000sqm Pointe Amont de l'Île Seguin project, located on the Seine in Boulogne-Billancourt, in close vicinity to Paris. This is one of Ardian's largest property investments to date.

The project will be co-developed with Emerige, a developer committed to urban transformation, and AOG, a private investment company. The large-scale development will create a fully integrated, mixed-use environment in the heart of the Vallée de la Culture and the ZAC Ile Seguin Rives de Seine developed by SPI Val de Seine Aménagement - a tertiary, leisure, tourist and cultural zone, located close to the headquarters of major companies as well as to several public transports.

Work began in August 2022 and is expected to be completed by late 2025.

A mixed project designed as an ecosystem generating synergies with its environment

The project consists of 3 buildings:

- A 22,000sqm **mixed-use building** with a cultural focus designed by Catalan firm RCR Arquitectes (Pritzker Prize 2017) and French agency CALQ Architecture. The building will house shops, a Pathé Cinéma Multiplex with innovative and state-of-the-art auditoriums, and a cultural center as well as offices, steps away from the Seine Musicale and the Albert Kahn Museum.
- A **4-star hotel** designed by the Austrian agency Baumschlager Eberle Architekten. The hotel will target 220 rooms, offering an exceptional setting for business guests and tourists. The space will include bars and restaurants with terraces, a business center, a swimming pool overlooking the Seine and balconies offering direct views over Paris and the Seine.
- An **office building** also designed by RCR and CALQ offering 16,000sqm of prime office space. These different but connected and complementary buildings will offer a unique experience for businesses, residents and tourists.

A project fully integrated into its environment

This project was designed to fit seamlessly into Île Seguin's growing redevelopment and on the Seine's banks.

These new buildings were designed to complete the island's cultural scene, such as La Seine Musicale, completed in 2017 and designed by Japanese architect Shigeru Ban (Pritzker Prize 2014) in collaboration with French architect Jean de Gastines.

The quality and service of the buildings will be market-leading with the highest sustainability standards, (HQE sustainable building V3 and BREEAM International New Construction V6).

This urban transformation project is perfectly aligned with Ardian's strategy of providing sustainable finance to real estate. This is Ardian's seventh real estate transaction in France since the launch of its first Real Estate fund in 2016.

Since 2010, Emerge and AOG have successfully developed several multi-use urban transformation projects. This includes "Beaupassage" in Paris' 7th arrondissement, a new district and residential area dedicated to providing a quality lifestyle and good standards of wellbeing.

"With this project, we are signing what will be one of our finest achievements at Ardian Real Estate and one of our largest investments to date. Île Seguin is an exceptional site which is ripe for further redevelopment to the highest standards. This project will bring a new lease of life to the area while respecting its heritage and history. With our expert partners Emerge and AOG, we will make the Pointe Amont de l'Île an attractive mixed-use area that is respectful of the surrounding environment and provide a perfect setting for people who want to live, work and relax."

● **STÉPHANIE BENSIMON** ● HEAD OF ARDIAN'S REAL ESTATE ACTIVITY

"We are delighted that Ardian Real Estate is joining Emerige and our historical partner AOG in this exceptional project. For Emerige, this serves as proof of our ability to carry out complex, large-scale real estate operations. The project on the upstream end of the Ile Seguin is emblematic, whether for its remarkable architectural signature with the architects RCR and Baumschlager Eberle or for its ambitious and innovative mixed-use program with a contemporary art center, a Pathé multiplex, a lifestyle hotel, offices and shops. All of this in a green environment that will harmoniously fit in with the Île Seguin conversion project and its 1.5 hectare park."

● **LAURENT DUMAS** ● CHAIRMAN OF EMERIGE SUPERVISORY BOARD

"We are delighted to have joined forces with Ardian Real Estate to develop the Pointe Amont de l'Île Seguin project alongside Emerige. This emblematic project, with a strong cultural orientation, which is designed in compliance with the highest environmental certification standards, is completely in line with our vision of sustainable real estate that echoes our own values as a long-term investor. The privileged partnership that has historically linked us to Emerige and that will link us to Ardian for this project, constitutes a high value-added collaboration."

● **ARNAUD TALABARDON** ● VICE-PRÉSIDENT OF AOG AND HEAD OF THE REAL ESTATE ACTIVITY

LIST OF PARTICIPANTS

In this transaction, Emerige was accompanied by the notary Victoires and law firms De Pardieu Brocas Maffei and Boivin.

AOG was advised by the notary Victoires and law firm Gide.

Ardian was advised by SCP Attal, Linklaters, Lacourte Raquin Tatar, Arsène Taxand, Theop, HPM, Green Affair, In Extenso and PriceWaterhouseCoopers.

BANKS & INSURERS

Archers; Caisse d'Epargne des Hauts de France; L'étude Wargny-Katz; La Banque Postale; Marsh; RyanSG; Godet Gaillard Solle Maraux et Associés.

ABOUT ARDIAN

Ardian is a world leading private investment house, managing or advising \$141bn of assets on behalf of more than 1,300 clients globally. Our broad expertise, spanning Private Equity, Real Assets and Credit, enables us to offer a wide range of investment opportunities and respond flexibly to our clients' differing needs. Through Ardian Customized Solutions we create bespoke portfolios that allow institutional clients to specify the precise mix of assets they require and to gain access to funds managed by leading third-party sponsors. We also provide a specialist service for private clients through Ardian Private Wealth Solutions. Ardian is majority-owned by its employees and places great emphasis on developing its people and fostering a collaborative culture based on collective intelligence. Our 900+ employees, spread across 15 offices in Europe, the Americas and Asia, are strongly committed to the principles of Responsible Investment and are determined to make finance a force for good in society. Our goal is to deliver excellent investment performance combined with high ethical standards and social responsibility. At Ardian we invest all of ourselves in building companies that last.

www.ardian.com

ABOUT EMERGE

Building a better city is Emerge's ambition. This guiding principle has been carried with rigor and responsibility for more than 30 years and guides our activity on a daily basis. As the leading developer in Paris and the fifth largest in the Greater Paris region, we build each of our residential and commercial real estate programs on the basis of a requirement shared with our stakeholders, architects, craftsmen, investors, users, elected officials, partners and artists, with whom we cultivate a relationship of trust and respect for the word given.

Since 2016, we have been committed to a voluntary and unique CSR approach that places art at the heart of our first social commitments by promoting access to culture for all, through our sponsorship policy, the dissemination of art in the city and our cultural programs dedicated to young people. Convinced of the urgency of engaging in the ecological transition in the heart of cities, Emerge is also investing in the sustainable city through 3 concrete, measurable and enforceable actions: the development of a carbon trajectory, the adhesion to the reuse booster and the adoption of 15 actions in favor of urban biodiversity on all our residential and tertiary programs.

www.groupe-emerge.com

ABOUT AOG

Founded in 1987 and chaired by Swiss entrepreneur Jean Claude Gandur, AOG is a private investment group based in Malta. A pioneer in the energy sector in Africa and the Middle East, the group has diversified into real estate over the past ten years.

AOG Real Estate, its real estate division, develops a global portfolio of investments in private equity funds in real estate as well as in commercial properties in prime European locations.

AOG enjoys a solid reputation as a responsive and reliable partner, combining the flexibility and speed of execution of a private investor with the professional expertise and governance standards of an institutional investor. For over 30 years, AOG has distinguished itself by its entrepreneurial spirit and its intuitive ability to identify new opportunities.

www.aoginvest.com

Press contacts

ARDIAN

IMAGE 7

ardian@image7.fr

GROUPE EMERGE

Clarisse Guyonnet

0785286285

cguyonnet@emerge.com

AOG

Christine de Lorient

pressenquiries@aoginvest.com