

AXA IM Alts and VINCI Immobilier complete major redevelopment project with the delivery of Kimpton St Honoré Paris Hotel to IHG

- Transformation of a mixed-use office-led asset into a five-star lifestyle hotel
- 12,000 sqm across 10 floors featuring 149 bedrooms, including 25 suites and 1 presidential suite
- Preservation of its Art nouveau façade by Frantz Jourdain, listed in the French Inventory of Historical Monuments



Kimpton St Honoré Paris © Jérôme Galland

AXA IM Alts, a global leader in alternative investments with c. €162 billion of assets under management⁽¹⁾ acting on behalf of clients, and VINCI Immobilier, delegated project

manager, announce the delivery of Kimpton St Honoré Paris, a five-star hotel, located in the Opéra area of Paris' 2nd arrondissement, straddling both Boulevard des Capucines and Rue Daunou.

Kimpton St Honoré Paris Hotel offers all the facilities of a luxury hotel, while delivering the “avant-gardiste” style of a boutique hotel: 149 bedrooms and suites, a spa with a gymnasium and an indoor swimming pool, a business center, a ballroom, a restaurant and a rooftop bar offering a panoramic view over Paris, the Opéra Garnier, Montmartre and the Eiffel Tower.

Historically designed by Frantz Jourdain, the building has been subject to a seven-year redevelopment project, including three years of refurbishment work. This major completion enabled the transformation of three former mixed-use office-led buildings into one building totaling 12,000 sqm. The building has applied for BREEAM “Very Good” certification.

The Art nouveau façade and the staircase, listed in the French Inventory of Historical Monuments, have been remodeled and enhanced by B&B Architectes.

Interiors have been designed by French architects: Charles Zana for the lobby, rooftop bar, bedrooms and suites which have been inspired by Art Deco aesthetics; Saguez & Partners agency for the spa and conference center; Humbert & Poyet for the California-inspired patio restaurant and bar with a veranda and a green wall.

Targeting an international audience, Kimpton St Honoré Paris is the first Kimpton® Hotels & Restaurants' property in France. Created in 1981 in San Francisco, Kimpton® Hotels & Restaurants is the boutique hotels luxury brand of IHG (Intercontinental Hotels Group) with 74 hotels worldwide, including those most recently opened in Bangkok, Tokyo and Barcelona.

Germain Aunidas, Global Head of Development, AXA IM Alts, commented: *“This major architectural project demonstrates our ability to transform a historic, emblematic and complex asset by changing its use and repositioning it sustainably. Since 2007, we have built*

up, extensive expertise in the hotel sector, and manage over 12,600 rooms across 55 hotels in 12 countries on behalf of clients, with a combined value of over €3 billion⁽¹⁾. More broadly, AXA IM Alts has developed over 300 projects in nine European countries for a total of €19 billion since in 2000, and currently has €8 billion projects under development⁽¹⁾."

Jean-Luc Guermonprez, Deputy Managing Director of the Hotels division, VINCI immobilier, added: *"The completion of this notable project in the heart of Paris illustrates the expertise of VINCI Immobilier's hotel division, which develops, designs and builds for hotel operator partners and investors turnkey projects on the whole range. With the Kimpton St Honoré Paris hotel, VINCI Immobilier is delivering the second of its four hotel operations scheduled to open in 2021."*

Christophe Laure, Regional Director for IHG, said: *"France is famed for its hospitality, and Paris for its art, design, culture and admiration of originality, so we are thrilled to be delivering Kimpton's philosophy of relaxed, stylish and uniquely personal service with this magnificent new flagship hotel. The opening of Kimpton St Honoré will bring with it a refreshing sense of joie de vivre, reinvigorating a building associated with traditional luxury and infusing it with a modern approach to indulgence which welcomes, acknowledges and celebrates the individual without the fuss."*

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1. Source: AXA IM Alts data (unaudited). All figures as at 31 March 2021.

Data sheet :

- Investor & developer: AXA IM Alts
- Delegated project manager: VINCI Immobilier
- Operator: IHG (InterContinental Hotels Group)
- Brand: Kimpton® Hotels & Restaurants
- Architect: B&B Architectes
- Interior designers: Charles Zana, Saguez & Partners, Humbert & Poyet
- Total surface area: 12 000 sqm across 10 floors and 4 basement floors
- 149 bedrooms including 25 suites et 1 Presidential suite
- 49 parking spaces
- Certifications: targeting BREEAM Very Good
- Construction start date: March 2018
- Delivery date: June 2021
- Location: 25-29 Boulevard des Capucines – Paris 2nd arrondissement, France

About AXA IM Alts

AXA IM Alts is a global leader in alternative investments with €162 billion of assets under management⁽¹⁾ as at 31 March 2021, across real assets (real estate & infrastructure), private debt & alternative credit and private equity & hedge funds. AXA IM Alts employs over 750 people located in 16 offices around the world and serves the needs of more than 350 clients from Europe, North America, Asia Pacific and Middle East. We are a global leader in real assets investment with c. €109 billion of assets under management, the number one property portfolio and asset manager in Europe⁽²⁾, and one of the largest worldwide.

1 Source: AXA IM data (unaudited). All figures as at 31 March 2021.

2 Source: INREV Fund Manager Survey, June 2021. #1 largest European managers in total real estate assets under management.

About AXA Investment Managers

AXA Investment Managers (AXA IM) is a responsible asset manager, actively investing for the long-term to help its clients, its people and the world to prosper. Our high conviction approach enables us to uncover what we believe to be the best global investment opportunities across alternative and traditional asset classes, managing approximately €869 billion in assets as at the end of March 2021.

AXA IM is a leading investor in green, social and sustainable markets, managing €555 billion of ESG-integrated, sustainable and impact assets as at the end of December 2020. We are committed to reaching net zero greenhouse gas emissions by 2050 across all our assets, and integrating ESG principles into our business, from stock selection to our corporate actions and culture. Our goal is to provide clients with a true value responsible investment solution, while driving meaningful change for society and the environment.

AXA IM employs over 2,440 employees around the world, operates out of 27 offices across 20 countries and is part of the AXA Group, a worldwide leader in insurance and asset management.

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About VINCI Immobilier

VINCI Immobilier, a subsidiary of the VINCI Group, is one of the leading players in property development in France. Established throughout the country, VINCI Immobilier operates in the two major market sectors: residential property (housing and managed residences) and commercial property (offices, hotels, businesses). Its focus is therefore on investors, and institutional and private customers. VINCI Immobilier also makes its expertise in consulting and property management available to customers through its “services” division. With its multi-product offer and its expertise in carrying out large-scale complex projects, VINCI Immobilier supports local communities with their improvement activities, thus playing a role in the development of urban areas. Through its OVELIA, Student Factory and BIKUBE subsidiaries, VINCI Immobilier operates and manages homes for the elderly, together with student and co-living residences.



About Kimpton® Hotels & Restaurants

San Francisco-based Kimpton Hotels & Restaurants is the original boutique hotel company, which pioneered the concept of unique, distinctive, design-forward hotels in the United States in 1981. Anchored in one-of-a-kind experiences, Kimpton now operates more than 60 hotels and 80 restaurants, bars and lounges across urban locations, resort destinations and up-and-coming markets in the United States, Canada, Europe, Caribbean and Greater China. Kimpton spaces and experiences center on its guests, offering inspiring design that evokes curiosity to forward-thinking flavors that feed the soul. Every detail is thoughtfully curated and artfully delivered, so that guest experiences remain meaningful, unscripted and ridiculously personal.

Kimpton's employees, empowered to provide heartfelt service and experiences, have built a highly regarded workplace culture that appears consistently on FORTUNE magazine's "100 Best Companies to Work For" list. As a result, Kimpton has been awarded, "Highest in Guest Satisfaction Among Upper Upscale Hotel Chains" by J.D. Power three times. In January 2015, Kimpton became part of the InterContinental Hotels Group (IHG) family of hotel brands. For more information, visit www.KimptonHotels.com.

About IHG Hotels & Resorts

[IHG® \(InterContinental Hotels Group\)](http://www.IHG.com) is a global organisation with a broad portfolio of hotel brands, including [Six Senses Hotels Resorts Spas](#), [Regent Hotels & Resorts](#), [InterContinental® Hotels & Resorts](#), [Kimpton® Hotels &](#)

[Restaurants](#), [Hotel Indigo®](#), [EVEN® Hotels](#), [HUALUXE® Hotels and Resorts](#), [Crowne Plaza® Hotels & Resorts](#), [voco™](#), [Holiday Inn® Hotels & Resorts](#), [Holiday Inn Express®](#), [Holiday Inn Club Vacations®](#), [avid™ hotels](#), [Staybridge Suites®](#), [Atwell Suites™](#), and [Candlewood Suites®](#).

IHG franchises, leases, manages or owns more than 5,900 hotels and approximately 884,000 guest rooms in more than 100 countries, with over 1,900 hotels in its development pipeline. IHG also manages [IHG® Rewards Club](#), our global loyalty programme, which has more than 100 million enrolled members.

[InterContinental Hotels Group PLC](#) is the Group's holding company and is incorporated in Great Britain and registered in England and Wales. More than 400,000 people work across IHG's hotels and corporate offices globally.

Visit www.ihg.com for hotel information and reservations and www.ihgrewardsclub.com for more on IHG Rewards Club. For our latest news, visit: <https://www.ihgplc.com/en/news-and-media> and follow us on social media at: <https://twitter.com/ihgcorporate>, www.facebook.com/ihgcorporate and www.linkedin.com/company/intercontinental-hotels-group.

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