

# Press release

## AXA IM Alts secures 20,000 sqm pre-let to Sagemcom at Alphabet, Greater Paris

### **50% of the flagship office development in Bois-Colombes, Greater Paris, leased ahead of completion.**

AXA IM Alts, a global leader in alternative investments with c. €163 billion of assets under management<sup>[1]</sup>, announces that it has secured a pre-let agreement for 20,000 sqm at Alphabet, to Sagemcom. Alphabet is the flagship office scheme offering a best-in-class sustainable and smart workspace concept in Bois-Colombes, Paris area, being developed by AXA IM Alts on behalf of clients, with Sefri-Cime as development manager.

Sagemcom is a world leader in high added-value communicating terminals and solutions for the broadband, audio video solutions and energy markets. It has leased the entirety of one of Alphabet's two buildings, which is due to practically complete in 2023 and will be the first phase delivered as part of the 40,000 sqm development. Sagemcom has agreed to a nine-year lease on the building, which will serve as the group's international headquarter offices, with staff expected to move at the end of 2023. A team of c. 1,100 R&D, sales and managing professionals will be based at the state-of-the-art new offices, which will serve as an anchor for Sagemcom's future growth. The adjacent building two remains available, with marketing underway to prospective tenants.

Designed by Wilmotte & Associates, this asset represents a new archetype for Parisian office space, with elements focused on creating the best environment for occupiers in a post-pandemic landscape, with agility and innovation at its core. The two standalone buildings are equipped with the latest smart technologies and benefit from an abundance of outside space, including numerous terraces plus an 800 sqm rooftop for tenants' use. In line with AXA IM Alts' global strategy of placing significant emphasis on sustainability and occupier wellness, Alphabet aims at being triple certified HQE Passeport High Performance, BREEAM rating Very Good and OsmoZ. Those labels support AXA IM Alts' drive to provide sustainable spaces that remain valid over the long term for their users and the cities in which they are located.

Alphabet is located north-west of the city in the Zac des Bruyères regeneration area of Bois-Colombes, a former industrial zone that has attracted high levels of investment seeing it transformed in recent years. Alphabet is the culmination of 20 years of tertiary development in the Zac des Bruyères to which AXA IM Alts, in collaboration with Sefri-Cime, have actively participated in the revival of the sector. The diverse district combines an attractive mix of residential, office and leisure offerings, surrounded by plentiful green space including a vast park. As an historical real estate developer in greater Paris, Sefri-Cime provides valuable opportunities and competencies in the adequation between land planning, location and uses.

Alphabet forms part of AXA IM Alts' fifth generation development strategy, which is a continuation of its approach to undertaking large-scale and high-profile developments in leading cities across Europe, building out its portfolio of core assets for clients. AXA IM Alts has completed over 300 development projects with a total value of c. €18 billion across Europe since 2000, and has a further c. €8 billion currently underway across nine countries which includes Project Mark, a 55,000 sqm office project in Munich, and Assembly, a 29,000 sqm part pre-let office project in Bristol, U.K.

**Germain Aunidas, Global Head of Development at AXA IM Alts, commented:** “This latest letting is both a strong endorsement of our local development expertise and a further reinforcement of the increasing importance of staff wellbeing to corporate occupier narratives. Sustainability considerations and the provision of modern services and facilities remained at the heart of this development project, highlighting the continued attraction of ESG-led, amenity rich properties for discerning occupiers, and the opportunity for the creation of long-term economic value on behalf of investors.”

– ENDS –

*1 Source: AXA IM Alts unaudited data as of end of June 2021*

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### About AXA IM Alts

AXA IM Alts is a global leader in alternative investments with €163 billion of assets under management<sup>[1]</sup> comprising c.€78 billion of primarily private real estate, c.€74 billion of private debt and alternative credit, as well as c.€11 billion in Infrastructure, private equity and hedge funds. We take a 360° approach to real assets (real estate & infrastructure) investing with c. €110 billion of assets under management in direct opportunities, held indirectly through debt and listed equities and via long term private equity investments into operating platforms. ESG is fully integrated into our investment decision making processes with our responsible investment approach anchored by the three key pillars of decarbonisation, resilience and building tomorrow.

AXA IM Alts employs over 750 people located in 16 offices around the world and serves the needs of more than 400 clients from Europe, North America, Asia Pacific and Middle East. We are the number one property portfolio and asset manager in Europe<sup>[2]</sup>, and one of the largest worldwide.

<sup>1</sup> Source: AXA IM data (unaudited). All figures as of 30 June 2021.

<sup>2</sup> 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 €866 billion in assets as at the end of June 2021. AXA IM is a leading investor in green, social and sustainable markets, managing €568 billion of ESG-integrated, sustainable and impact assets as at the end of June 2021. 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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