

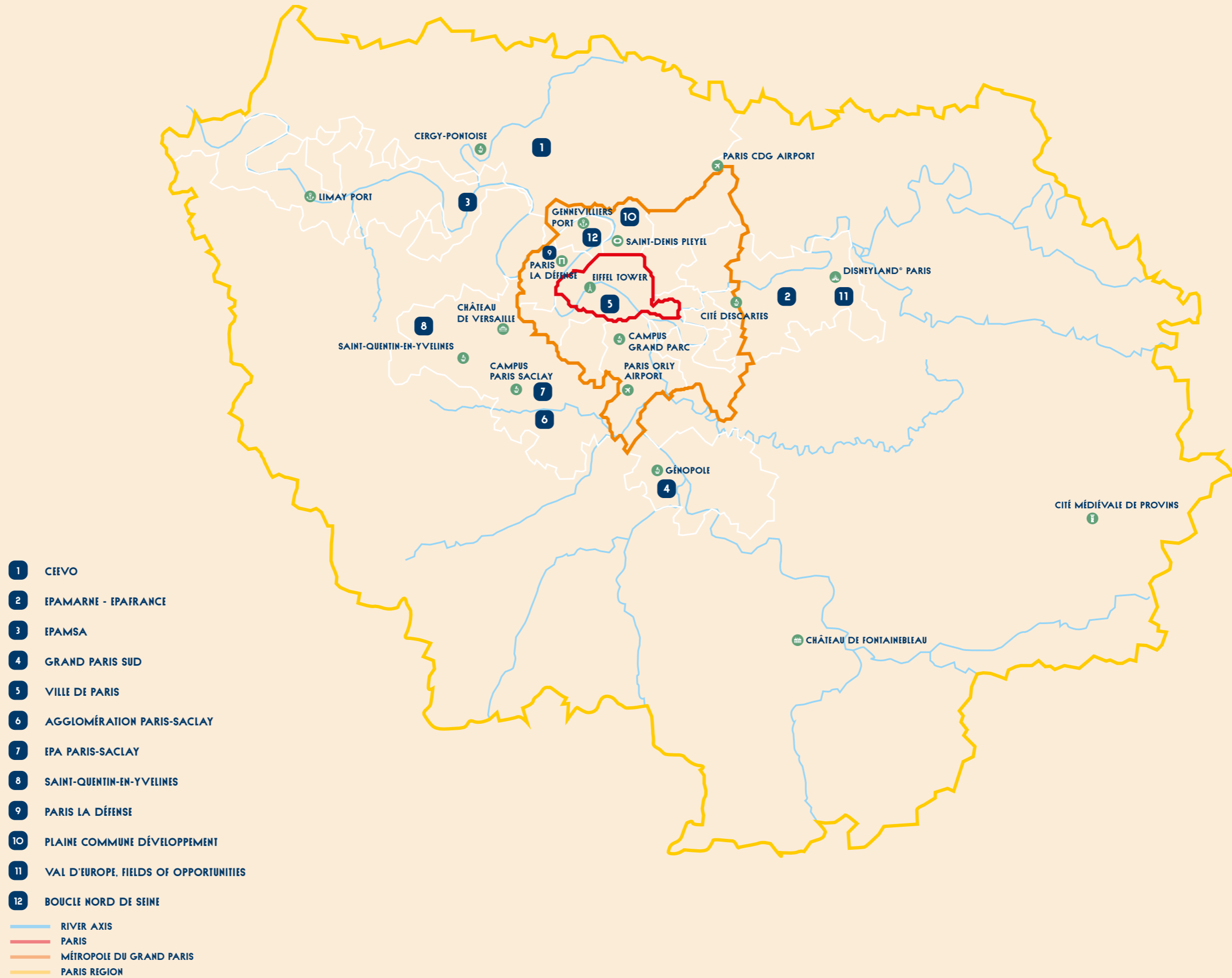


GRAND PARIS DIRECTORY

MIPIIM 2025



GRAND PARIS OPPORTUNITIES



BANQUE DES TERRITOIRES

Set up in 2018, Banque des Territoires is one of Caisse Des Dépôts' five areas of expertise. It brings together all of our local area, in-house expertise within a single structure.

As a one-stop shop for customers, it provides bespoke consulting and financing solutions through loans and investments that meet the needs of local authorities, social housing bodies, local public undertakings and the legal professions.

FOCUS

The CDC Group has established itself as a key player in Lot D, "Les Quinconces," in Saint-Ouen-sur-Seine—an ambitious project designed to create an exemplary village hosting 3,000 athletes during the Paris 2024 Games. In the Legacy phase, the Group continues its role as an investor and financial backer, ensuring the site's long-term sustainability and transformation for future residents, with 643 housing units, offices, and retail spaces.

This innovative district distinguishes itself through its universal accessibility and rigorous environmental standards, aiming to minimize its carbon footprint and optimize the energy efficiency of its buildings.



© Fleur Mounier

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BOUCLE NORD DE SEINE

Boucle Nord de Seine's strategic location between La Défense and Charles de Gaulle Airport, Le Havre and Paris -through the Gennevilliers port- allowed to develop a strong economic ecosystem and a «Territory of Industry». The territory is as well a place to live with a diversified offer of accomodation, culture and nature. 460 000 inhabitants choose to live here, more of 30% of them have less than 30 years old.

FOCUS

A New Intercommunal Local Urban Plan to Shape the Boucle Nord de Seine Territory by 2035

After three years of work, the Boucle Nord de Seine intercommunal Local Urban Plan (PLUi) project has been approved. It carries strong ambitions to develop a balanced territory and allow residents to live, thrive, and work.

To remain a land of enterprises and continue offering jobs to our residents, the protection of economic activities in the territory is a priority of this new PLUi. This project aims to reinvent the role of economic real estate in Boucle Nord de Seine by safeguarding over 800 hectares for productive activities and encouraging the conversion of tertiary assets into technical platforms known as "techtaires," thereby meeting the growing needs for spaces dedicated to production and innovative industries.

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Camille Gicquel,
Deputy Mayor of the city of Argenteuil in charge of urban planning Vice President in charge of Economic Attractiveness, Boucle Nord de Seine Territory - Greater Paris Metropolis,
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CEEVO - L'AGENCE DE DÉVELOPPEMENT ET D'ATTRACTIVITÉ DES TERRITOIRES DU VAL D'OISE

As the Val d'Oise's development and attractiveness agency, the Ceevo promotes the region, its companies and initiatives developed by local stakeholders.

The Ceevo advises and assists anyone looking to develop their business in the Val d'Oise region.

FOCUS

Philippe Sueur

Mayor of Enghien-les-Bains since 1989, 1st Vice-president of the Val d'Oise County Council in charge of economic development and President of the CEEVO (Development and Attractiveness Agency of the Val d'Oise).

Professor in Law, Philippe Sueur was an honorary Dean of the Law faculty of Paris Nord University from 1992 to 2002.

Mr. Sueur is Vice-president of the Association of Mayors of listed resorts and touristic towns.

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CHOOSE PARIS REGION

Choose Paris Region is the premier business and innovation catalyst, supporting international companies' development in the Paris Region and promoting its influence on the global stage. With its global team in Europe, the US and Asia, the agency settles and accelerates 1,000+ international companies every year.

FOCUS

Alexandra Dublanche

President at Choose Paris Region

"At MIPIM 2025, the Grand Paris Pavilion unites partners to showcase the unparalleled real estate and investment opportunities in Paris Region. Following last year's 'Ready to Impact,' in anticipation of the Olympic and Paralympic Games, this year's theme, 'Building Impact,' will highlight how our region, driven by innovation and sustainability, is shaping the future of global real estate while offering resilient and forward-looking opportunities."

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EPAMARNE-EPAFRANCE

As the leading developer of the East side of Grand Paris, we are committed to an innovative approach to sustainable cities. We apply our know-how to reduce carbon footprints and deliver practical solutions to economic and social challenges.



© Epamarne / photo : Eric Morency, 2019

FOCUS

Signed on **October 21**, Phase V of the Disney convention is the fruit of close collaboration between all the partners (Disney, EpaFrance, the communes, Val d'Europe Agglomération, departments, the Region, RATP and the French government). This new phase is the concrete expression of a comprehensive project for sustainable, harmonious development over the next 15 years. Located within the scope of EpaFrance's intervention, this area of opportunity is defined by an ambition to strike a balance between urbanization, economic activities and environmental performance.

Key figures:
- 6,000 housing units,
- 112,000 m² of office space,
- 20,000 m² of retail space,
- 1,800 hotel rooms,
- 80,000 residents and jobs,
- 90,000 m² of specific activities.

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EPAMSA

EPAMSA manages strategic projects for the region west of Grand Paris on the Seine Paris Normandy axis.

As a key partner in regional development, EPAMSA works to benefit local residents and businesses.

FOCUS

Mantes University, Creating the future Eole station area

In the heart of the Mantes area, EPAMSA is reclaiming brownfield sites and railways to design a mix-use neighborhood directly linked to the future multimodal transport hub at Mantes-la-Jolie. Already serviced by the Transilien (direct line to Paris Saint-Lazare) and the Le Havre-Lyon-Marseille TGV high speed train, the multimodal transport hub will welcome the Eole RER and allow access to La Défense in 35 minutes.

The public development project, firmly focused on soft modes of transport, includes several main elements : renaturalize public spaces and integrate a green grid, integrate public facilities and training facilities at the heart of the district, assert strong environmental ambitions.



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GRAND PARIS AMÉNAGEMENT

Grand Paris Aménagement is a local public institution of land use and development planning agencies in Grand Paris including EPA Orly Rungis - Seine Amont and several local institutions (SPLA-IN).

Grand Paris Aménagement, managing 80 urban projects throughout the Paris region, is the largest French public land-use development agency.

The agency supports local authorities with development projects aimed at building sustainable and inclusive cities.

FOCUS

Conference:
March 12, 2025,
at 2:30 PM, Stage Eiffel

Producing Better with Less: Grand Paris Aménagement presents the three selected groups for its "Challenge 50"

With Jean-Philippe Dugoin-Clément, President of GPA and Vice President of the Île-de-France Region, and Stéphan de Faÿ, General Director of GPA, in the presence of the selected candidates, chosen based on the boldness and impact of their proposals.

GPA is launching the "Challenge 50", a national initiative for innovation and the search for new solutions to identify transformation levers for producing better at lower costs.

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GRAND PARIS SUD

THE ASSETS OF GRAND PARIS SUD

- Land availability: 315 hectares of available land — the largest reserve dedicated to reindustrialisation in the Île-de-France region
- Strong scientific and technological ecosystem
- Optimal connectivity
- A unique living environment

FOCUS

Sites ready to host industrial innovation

With three "ready-to-use" sites and national recognition, Grand Paris Sud is ideal for strategic industrial projects.

- Three ready-to-use sites:
- Villaroche: 177 hectares
 - LU Site: 17 hectares
 - Bois Sauvage Genopole: 4.6 hectares



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KAUFMAN AND BROAD

As an urban developer and assembler, the Kaufman & Broad Group works alongside and at the service of local authorities and its customers. Through its various subsidiaries, the Group offers comprehensive expertise and 55 years of experience in the construction of residential buildings, single family homes, managed residences (students and seniors), shops, logistics platforms and office buildings.

FOCUS

Paris 8th - Rehabilitation of the Hôtel Potocki: Next- Generation Offices in a Historic Monument

The Hôtel Potocki, a 19th-century classified jewel, is beginning its transformation. In partnership with Osae Partners, Kaufman & Broad is redeveloping its 14,000 m² into high-end offices while preserving its heritage.

The project, entrusted to the H20 and Eugène agencies, combines prestige and innovation by optimizing spaces, modernizing infrastructures, and integrating premium services.

Committed to the energy transition, the project prioritizes carbon sobriety, material reuse, and bioclimatic solutions. Delivery is scheduled for summer 2025.

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MÉTROPOLE DU GRAND PARIS

The Greater Paris Metropolis is home to 7.2 million residents. This international metropolitan area encompasses Paris and 129 municipalities.



FOCUS

Creation of the Metropolitan National Public Development Corporation (SPLA IN) on January 14, 2025

a new shared development tool serving the 130 municipalities of Greater Paris Metropolis, launched in partnership with Grand Paris Aménagement. The SPLA IN will contribute to implementing the metropolitan project through rapid and efficient deployment of:

- Complex Metropolitan Interest Operations (OIM)
- Operations enabling the development of economic and productive activities
- City center revitalization actions and address degraded housing activities
- City center revitalization actions and address degraded housing

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NOVAXIA

Novaxia: A Mission-Driven Leader in Sustainable Real Estate

Novaxia is a pioneer in sustainable real estate investment and the first mission-driven company in the sector.

Specializing in urban recycling, Novaxia transforms outdated office buildings into housing, senior and student residences, and more, while addressing local urban needs.

For nearly 20 years, Novaxia has delivered high-impact projects that create significant social, societal, and environmental value for investors and stakeholders alike.

FOCUS

New Office-to-Housing Project in the Strategic Péri-Défense Area

Novaxia Développement, a leader in urban recycling, has launched an iconic office-to-housing project in Puteaux, in partnership with Emerige Résidentiel. The project will convert 6,500 m² of outdated office space into 118 residential units, ranging from studios to 5-room duplexes. Over one-third of the plot will be greened, reducing the environmental footprint of the area. Located in the Péri-Défense area, where office vacancy exceeds 21%, the development meets local housing demand while contributing to urban sustainability. The project is funded by the Novaxia R fund, managed by Novaxia Investissement.



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PARIS



VILLE DE PARIS

Paris is making its urban revolution with France's first bioclimatic Local Urban Planning Plan. At the forefront of real estate and architectural transformation, exemplary projects are being created in terms of reuse, use of bio-based materials, and energy valorization. The City is strengthening the territorial network of its cultural, sports, and health public facilities as well as the diversity of local shops, for a greener and more inclusive Paris.



FOCUS

Lamia El Aaraje

Deputy to the Mayor of Paris in charge of urban planning, architecture, Grand Paris, universal accessibility, and people with disabilities

"Paris is adopting an ambitious climate change adaptation policy, driven by the bioclimatic Local Urban Planning Plan. Co-developed with residents, it designs the Paris of the next 30 years by addressing climate challenges while building an inclusive, pleasant, and attractive city. The Local Urban Plan emphasizes rehabilitation to limit carbon footprint, rebalances housing and offices between east and west, and strengthens nature with 300 additional hectares of green spaces. At the same time, it preserves economic dynamism, particularly for local commerce and craftsmanship."

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PARISEINE

PariSeine is a multi-faceted property development company specialized in community-focused urban projects with a focus on social and environmental benefits.

Operator, manager, owner and promoter, PariSeine is a company that places the general interest at the heart of its projects. All of its achievements are part of a long-term approach. Driving the urban projects of "Grand Paris", 100% of its activities are managed by their carbon footprint.



SEMAPA

SEMAPA, a local public development company, designs, plans, and executes the urban projects planned by the City of Paris in the 12th, 13th and 20th districts. It has a particular focus on public spaces and coordinates overall project execution.

SEMAPA sets the challenges of the energy transition and the environmental emergency at the heart of its priorities. Our ambition is to design and build a city that is desirable and accessible to all.



PARIS & MÉTROPOLE AMÉNAGEMENT

Paris et Métropole Aménagement (P&Ma), local public company whose capital is 90% owned by the City of Paris and 10% by the Great Paris Metropolis, is the developer of six operations on the parisian territory: Clichy-Batignolles (17th), Saint-Vincent-de-Paul (14th), Chapelle Charbon and Gare des Mines-Fillette (18th), totaling a hundred hectares.

P&MA contributes to the renewal of development models and practices, in particular with a view to reducing the carbon footprint of the city and supporting the evolution of lifestyles.



PARIS LA DÉFENSE

Paris La Défense is a local public institution focused on regional development, management, animation and promotion.

The Paris La Défense teams develop and modernize the district through ambitious real estate and urban projects.

The institution has also undertaken a major project to diversify the district by developing a first-rate commercial, residential and leisure offer.

Its ambition? To transform the district into an attractive place to live!

In 2021, Paris La Défense adopted a raison d'être and set an ambitious goal to become the world's first post-carbon district by cutting its greenhouse gas emissions in half by 2030.

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PARIS-SACLAY INNOVATION PLAYGROUND



AGGLOMÉRATION PARIS SAACLAY

Agglomération Paris Saclay, we push the limits of science, innovation and business.

At the heart of a national ambition, Paris Saclay is anything but ordinary. Built upon a wealth of strengths, it now attracts significant public and private investments while concentrating world-class research facilities and leading higher education institutions, establishing itself as the Silicon Valley of Greater Paris.

The world is changing in countless ways. We believe that complexity is the DNA of the New World and that powerful science-tech-business ecosystems are the keys to access it. As a Local Authority we're making it easier for you to ensure your growth.

FOCUS

Sylvie Boudoux

Founder of Wattdesign – Pioneers of Digital Twins for Data Centers

Founded in 2010 by Sylvie Boudoux, an engineer and PhD in Fluids Mechanics, Wattdesign develops cutting-edge software to create digital twins for data centers. These virtual replicas are designed to optimize energy consumption, maximize capacity utilization, and reduce the carbon footprint of these infrastructures. This is a critical global challenge, as data centers currently consume between 2% and 3% of the world's electricity.



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PARIS-SACLAY

EPA PARIS-SACLAY

With 21% of national research and 40% of public and private research jobs in the Paris Region, Paris-Saclay is structured around two major international universities. It brings together industrial and academic players around strategic sectors in order to foster innovation and entrepreneurship and stimulate the region's economic growth around six strategic industrial verticals: aerospace/security/defense, agri-foodtech, mobility of the future, health, cleantechs and digital technologies.

FOCUS

Paris-Saclay unveils its 2025 consultation schedule in Essonne and Yvelines... and looks back on an exceptional 2024.

The "Paris-Saclay" project is the largest development project in Europe dedicated to science. It is reaching a major turning point with the arrival of the metro at the end of 2026 and is experiencing strong acceleration driven by the development of economic activities and growing attractiveness to students. Committed to planning and economic development, the EPA Paris-Saclay aims to be a model of ecological transition, to support innovations for resource preservation, short supply chains, and energy efficiency.

Our ambition extends beyond construction to create a living environment.



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SAINT-QUENTIN-EN-YVELINES

Situated 20 km from Paris, with 17,000 establishments and 145,000 jobs, Saint-Quentin-en-Yvelines is the economic heart of Paris-Saclay. The territory benefits from a dense transport network, open to Paris, France and the rest of the world.

In SQY, you can find infrastructures and services adapted to all businesses, establishments of excellence that train the talents of tomorrow, places to go out, discover, have fun...

In SQY, you will find a playing field without any limits, where everyone can express their talent, can live their life fully and sustainably. Where everyone can vibrate...

FOCUS

Jean-Michel Fourgous

President of Saint-Quentin-en-Yvelines, Mayor of Élancourt

"In Saint-Quentin-en-Yvelines, innovation thrives with passion! SQY is an exceptional territory. Rich in the history of the new towns, it is inherently innovative. It is an area open to Paris, France, and the rest of the world, offering everything needed to live, work, and invent a new world. In SQY, everything is designed to support projects and stimulate success. SQY has a real estate and land park that meets the most demanding environmental standards and is designed to adapt to new ways of working. Whether you're looking for large-scale premises or seeking synergies in your workplace, here, all possibilities are open."



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PARIS&CO

PARIS & CO

Paris&Co is the innovation agency of the Paris Metropolitan Area. We work with startups, major corporations and the public sector to co-construct sustainable solutions to social, economic, environmental and demographic challenges.

FOCUS

Adapting buildings and urban amenities to climate change

In a context of rapid change, urban resilience is defined as the ability of people, communities, institutions and businesses to thrive, adapt and evolve in the face of shocks and chronic stresses. This approach aims to mitigate vulnerabilities and strengthen the capacity of territories to transform. Facing high climate risks, the challenge is to make our existing buildings, infrastructures and networks more robust.

Paris&Co is initiating a working group : "Forts, ensemble", to encourage all stakeholders to collaborate and mobilize more effectively in extreme situations. The goal is to design a model to organize and coordinate various players in order to better adapt our buildings to climate change and manage local risks.

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PLAINE COMMUNE DÉVELOPPEMENT

Plaine Commune Développement is the development and construction company that supports the territory of Plaine Commune and its cities in their urban projects: studies, land management, public spaces, public buildings and tourism local development.

FOCUS

Mathieu Hanotin

Mathieu Hanotin is mayor of the new town of Saint-Denis, the largest city in Ile-de-France after Paris with 150,000 inhabitants. He is also President of the EPT Plaine Commune, bringing together the municipalities of Aubervilliers, Epinay-sur-Seine, L'Île-Saint-Denis, La Courneuve, Saint-Denis, Saint-Ouen-sur-Seine, Stains, Villetaneuse. After successfully hosting the 2024 JOPs, the Plaine Commune territory continues its transformation combining economic attractiveness, cultural ambition and ecological transition. Furthermore, it benefits from excellent transport network connections, notably with the opening of the new Pleyel station, the largest hub of the Grand Paris Express.



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ESPACES FERROVIAIRES

Planning, building, promoting: from yesterday's rail facilities to tomorrow's urban districts at Espaces Ferroviaires, we're committed to meeting the challenges of the green transition and urban diversity by converting disused rail land and buildings.

FOCUS

MESSAGER

The reversible office building into housing is developed by ESPACESFERROVIAIRES, designed by Franklin Azzi architecture and Hame, has a floor area of 11 065 sq m. Messenger is located in the 12th arrondissement of Paris, in the middle of the Gare de Lyon - Bercy business district. The programme boasts lively surroundings with numerous shops and offers a particularly pleasant working environment. Messenger will be the first building to be built in the centre of the future Messageries district, which will cover 6 hectares near Gare de Lyon and pave the way for a more respect fulway of building the city. The Messenger building is an iconic example of the urban transformation of derelict railway sites, which is making a major contribution to the effort to reduce carbon emissions in the capitalby offering a building that is as efficient as it is pleasant to live in, both for its future users and for its neighbours. More informations :<https://www.messenger.paris/en/>



Agence Franklin Azzi, Hame architecte associé, L'Autre Image

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SNCF IMMOBILIER

SNCF Immobilier manages and optimizes active real estate assets, repurposing unused land for urban projects in collaboration with Espaces Ferroviaires, its real estate development and promotion subsidiary, and ICF Habitat, the social housing provider of the SNCF group.

FOCUS



Conference:
March 12, 2025,
at 3:00 PM, Stage Eiffel

SNCF Immobilier: Office Real Estate in Motion!

With Arnaud LUNEL, Director of Île-de-France, SNCF Immobilier and Nicolas JOLY, CEO of ICADE

The SNCF in Île-de-France oversees a remarkable 500,000 m² of office space!

Over the past three years, the SNCF Group has been deploying an ambitious regional master plan (which has already transformed the work environment of 15,000 employees), with a threefold mission: reducing its real estate and carbon footprint, modernizing workspaces to embrace contemporary work practices, and strategically realigning its office network to match evolving mobility patterns. This transformation encompasses the expansion of the regional rail network, the development of station districts, and the adaptation to railway market liberalization. To drive this initiative forward, SNCF relies on real estate players such as ICADE, who are ready to innovative solutions to meet the group's strategic vision.

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SOGARIS

In order to deliver the sustainable city, Sogaris is building a network with a new generation of logistic assets, from XXL hubs to small neighborhood distribution areas, able to make flows more efficient, greener and closer to the customers.

Les Ardoines Logistics Hotel (Vitry-sur-Seine):

The new generation of logistics and productive real estate is already here. Featuring multi-level logistics, extensive greenery, and seamless architectural integration, this logistics hotel is a winner of the 2024 Grands Prix SIMI. Come discover it with us.



Agence Franklin Azzi, Hame architecte associé, L'Autre Image

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SPIRIT

Spirit, a global player and a true partner to local communities for over 35 years, has solidified its position as a major player in the national real estate sector.

FOCUS

Les Rêves de l'Ourcq

«Les Rêves de l'Ourcq» is a project located in Bondy, in the ZAC des Rives de l'Ourcq, which includes 47 collective housing units for purchase and two commercial units on the ground floor. The latter will be managed by a community land trust to host artist and artisan workshops. The project aims to use each common space as a place for conviviality and interaction among residents. An artistic and unifying project will be proposed to future residents to help them take ownership of the spaces and develop social bonds. We propose the concept of «owner co-ownership,» inspired by the «Terre à TerreS» solutions from the InSpiration think tank: the goal is to create co-ownership income to support household budgets. The environmental performance of the building: RE 2028, Bâtiment BioSourcé level 2, NF Habitat HQE (excellent level), BiodiverCity.



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STONAL

Stonal was founded in 2017 by real estate and tech experts and has become the referent real estate asset data management platform for owners and managers of real estate assets — whether residential, tertiary, public or private.

FOCUS

Robin Rivaton



Robin Rivaton is a French entrepreneur and essayist recognized for his expertise in real estate and new technologies. He co-founded Real Estech and is the chairman of Stonal, a leading company in the digitalization and management of real estate data. In addition, he serves as an independent director for several major groups in the real estate sector, including property companies and developers. He is the author of eight books and a columnist for L'Express and Les Echos. During MIPIM, he will be hosting several conferences on the impact of artificial intelligence in the real estate sector.

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SWISS LIFE ASSET MANAGERS

Swiss Life Asset Managers is one of Europe's leading institutional real estate investors and has a presence in multiple European locations. Thanks to over 130 years of experience in the real estate business, we have the expertise to develop real estate portfolios throughout different cycles. We focus on real estate investments in our core European markets. Here we work with local teams of experts who possess extensive know-how and excellent market knowledge of real estate asset management.

FOCUS

Atelier logistique

Swiss Life Asset Managers France and Mont Thabor Capital Partners, in association with Everest Holding, are unveiling 'Atelier logistique':

- A 16,700m2 logistics hotel located in the heart of Paris on Avenue des Champs-Élysées.
- A totally innovative and sustainable "last mile" logistics solution, which aims to meet the "zero pollution and zero emissions" objective.
- A proximity response for retailers who will benefit from a remote storage area located between 5 and 20 minutes from their points of sale.

ATELIER LOGISTIQUE
CHAMPS-ÉLYSÉES

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VAL D'EUROPE, FIELD OF OPPORTUNITIES

Now it's the time to invest in Val d'Europe, the international business hub located just 30kms East of Paris.

As the #1 TGV hub in France, Val d'Europe offers a unique combination of an international business hub, a high quality of life, a sustainable environment and the most popular tourist destination in Europe with Disneyland® Paris.

With significant land availability in the coming years, Val d'Europe is an excellent choice for investors looking for opportunities in the Paris Region.

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Philippe Descrouet

President of Val d'Europe Agglomération

Philippe DESCROUET, President of Val d'Europe Agglomération and member of the Choose Paris Region Board of Directors, will be present at MIPIM to promote the development of the Val d'Europe territory at both national and international levels. Val d'Europe today stands out as one of the economic jewels of the Île-de-France region, thanks to sustained growth for over 30 years. Philippe DESCROUET will highlight the assets of Val d'Europe, a thriving area that combines sustainable development, innovation, and quality of life.

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WÜEST PARTNER

Wüest Partner is an innovative and independent service provider in the real estate industry. Since 1985, we have used a combination of expertise, data and digital solutions to create a sound basis for decision-making. With our broad range of services, we help our clients to achieve new perspectives and sustainable value creation.

FOCUS

Béregère Oster

Managing Director France, Wüest Partner

"Our ambition at Wüest Partner is to lead the way in transforming the French real estate market by combining human expertise with advanced AI. Through our ESG consulting services and the Wüest Dimensions platform, we empower our clients to make sustainable and data-driven decisions. This innovative approach reflects our commitment to shaping a more responsible and forward-thinking future for the industry."

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THE GRAND PARIS PARTNERS WELCOME YOU THANK YOU FOR THEIR PRESENCE

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