

Paris, December 4, 2019

ICAWOOD closes its first investment in a significant low-carbon office development program in Paris 18th district (31,500 sqm)

ICAWOOD, the investment fund launched in 2019 by ICAMAP and Ivanhoé Cambridge, announces its first investment in a 31,500 sqm low-carbon development project, encompassing mainly offices, located at 94-108 rue des Poissonniers (Paris 18^{ème}).

WO₂, a company created by Guillaume Poitrinal and Philippe Zivkovic to develop new-generation low-carbon tertiary buildings, will act as Deputy Project Manager (*“Maître d’Ouvrage Délégué”*) for the project.

Designed by architect Chartier-Dalix, this project is exemplary in terms of carbon footprint, combining the redevelopment of an existing property and an extension project in CLT solid wood (cross-laminated timber). This investment is fully in line with ICAWOOD's strategy, which designs and develops new-generation low-carbon offices in the Greater Paris region.



View from the rue des Poissonniers - Credits: Chartier Dalix and IdaPlus

Located less than 200 m away from the Marcadet-Poissonniers metro station (line 4 and 12), in a fast-growing area of Paris and close to both the *Gare du Nord* and the *Gare de l'Est* transportation hubs, the building will perfectly fit the Parisian dynamic of new workspaces: open to the city, flexible, encouraging exchanges and mixed uses, and favoring the use of natural and renewable materials.

The property would encompass the development of 28,850 sqm of offices, shops and catering facilities, student housing, and 3,600 sqm of urban agriculture and agricultural greenhouses.

The structure of the new buildings will be mainly made of CLT (Cross Laminated Timber) solid wood; the project will target the obtention of high-quality environmental certifications (including **BBCA** and **BREEAM** labels).

The architecture emphasizes the flexibility of the spaces and the integration of the building into its typically Parisian environment. Workspaces are designed to accommodate well-being and new uses: **natural light** bathing the 3,000 sqm office floors, interconnected by walkways; rhythm of the building integrating **informal spaces of meeting and work**; services accessible to all and open to the city; **quality** of the materials used (visible solid wood) and enhancement of the green outdoor spaces.

The ground floor of the building has been preserved and restructured. A new **transparent facade nearly 5m high** on the storefront, on the rue des Poissonniers will maximize the attractiveness of the street and restore great legibility to the ground floor of the building, punctuated by shops, catering areas, premises of the City of Paris, and the access halls to the various offices buildings.



View from the rue des Poissonniers - Credits: Chartier Dalix and IdaPlus

In this transaction ICAWOOD was advised by Etude Wargny Katz and Gide Loyrette Nouel.

About ICAWOOD

ICAWOOD is an investment fund launched by ICAMAP and Ivanhoé Cambridge in 2019, devoted to designing and developing new-generation low-carbon offices in the Greater Paris region. The fund is managed by ICAMAP. Ivanhoé Cambridge, ICAWOOD's reference shareholder, chairs the Investors' Advisory Committee. ICAWOOD gathers twelve internationally renowned institutional and family investors. The fund has equity commitments of €750m, enabling it to develop between 200,000 m² and 300,000 m² of low-carbon offices. Projects are developed using low-carbon building techniques developed by WO2, the low-carbon office real estate developer focused on the Greater Paris region, led by Philippe Zivkovic.

About ICAMAP

ICAMAP is an investment fund management company specialized in real estate, founded in 2013 and headed by its founding partners, Guillaume Poitrial, Harm Meijer and Alexandre Aquien. ICAMAP manages €1.5 billion in equity for 21 leading internationally renowned institutional or family office investors. ICAMAP is the manager of two real estate investment funds with a focus on high-value-added operations: ICAWOOD (€750 million in equity), developing new-generation, low-carbon offices in the Greater Paris metropolitan area, and Icamap Investors (€750 million in equity, including €250 million in co-investments) taking ownership stakes in small- and mid-cap private or publicly traded European real estate companies. The ICAMAP and ICAMAP Advisory teams are based in Paris, London and Luxemburg.

About WO₂

A sister company of Woodeum, WO₂ is a real estate developer specialized in the development of office buildings and the delegated project management of large urban projects with high environmental performance. It focuses on the use of latest-generation bio-sourced materials, notably cross-laminated timber (CLT). These high-quality materials replace traditional building shells and help reduce carbon footprint and worksite nuisances very significantly. CLT, left visible inside, gives users unmatched everyday comfort. In February 2019, WO₂ was appointed "AMO/MOD" (Deputy Project Manager) of the ICAWOOD investment fund created by ICAMAP and Ivanhoé Cambridge to develop new generation low-carbon offices in the Greater Paris region. Since the beginning of 2018, WO₂ has been assisting the Tour Montparnasse co-owners with its restructuring process.

WO₂ in numbers:

- 12,000 m² offices delivered or under construction under project management.
- 280,000 m² as "AMO/MOD" (authorized projects).

Press Contacts

ICAMAP

Alexandre Aquien, Marie-Noëlle Maraval
info@icamapadvisory.com
www.icamap.com

WO₂

Arielle Polailon
a.polailon@woodeum.com
www.wo2.com