



Press Release

Paris, 12th July, 2022

We are pleased to announce that WO2, the French pioneer and leader in low-carbon offices, has just won the prize for the "best refurbishment project in the office sector" with Urbia, in Innovapresse's annual ranking of French real estate developers 2022. Located in Clichy on the former site of the Bic factories, this 16,670 sqm office building is set to become the first refurbishment project to be awarded the BBCA (French Low Carbon Building Association) excellence label in France. The project is being developed on behalf of Icawood, a low-carbon real estate investment fund launched in 2019 by ICAMAP and Ivanhoé Cambridge and managed by ICAMAP.

With a floor area of 16,670 sqm, Urbia is a five-story office building built in 2009 in Clichy, between rue Henri Barbusse and Parc Marcel Bich. It is located on a site filled with history. Indeed, it was in the former "impasse des Cailloux" where Marcel Bich (1914-199) founded the Bic company and invented the first Bic ball pen.

To make Urbia an exemplary refurbishment at the environmental level, WO2 - which develops low-carbon offices on behalf of Icawood, a low-carbon real estate investment fund managed by ICAMAP – appointed Leclercq Associés as architects. This architectural firm is not only the one that built the building in the first place, but also one of those working on Arboretum, the largest solid wood office complex in Europe, designed and developed by WO2 on behalf of Icawood and a consortium of investors, and currently under construction in the Greater La Défense, Nanterre (92).

With Urbia, WO2 has set itself an ambitious goal, which it is about to achieve. Urbia is the first refurbished building to target the BBCA (French Low Carbon Building Association) label at its highest level (Excellent) in France. To achieve this goal, WO2 has implemented a multiple strategy: maximizing the conservation of the existing building, reusing all the elements that can be reused, minimizing the carbon footprint of the refurbishment works and improving the building's energy performance. The rehabilitation of the building also includes the creation of numerous green areas with the extensive use of vegetation, with 6,380 sqm of terraces, gardens, and outdoor pathways to create cooling areas and make it a workplace in close connection with nature.

“With Urbia, WO2 demonstrates its unique know-how in managing complex projects, which combines both reuse and use of bio-sourced materials, and achieves unprecedented environmental performance. In addition, the refurbishment of this building responds to the new challenges of well-being in the workplace, by creating a close connection with nature.”

Guillaume Poitrinal, co-founder of WO2,
and Philippe Zivkovic, co-founder and president of WO2



Urbia: view of the alley that runs alongside the building, in Clichy (92), from the rue Henri Barbusse to the park Marcel Bich. Credit: François Leclercq.

About WO2

After creating Woodeum, a pioneer in the development of low-carbon, solid-wood multi-unit housing in 2014, Guillaume Poitrinal and Philippe Zivkovic co-founded WO2 in 2017 to develop similar real estate projects in the offices sector. Owned by its two founding partners, and chaired by Philippe Zivkovic, WO2 is the French leader in low-carbon solid wood office development, with 350,000 sqm delivered or committed on behalf of ICAWOOD*. The construction technologies developed by WO2 - ICAWOOD's development manager - contribute to a reduction of approximately 50% of the carbon footprint of the buildings over their entire life cycle (construction and operation), while offering exceptional comfort of use.

*ICAWOOD is a low-carbon real estate investment fund launched in 2019 by ICAMAP and Ivanhoe Cambridge to design and develop low-carbon office buildings in the Greater Paris region. With €750 million in equity, it is managed by ICAMAP, an investment fund management company specializing in real estate, founded in 2013 and led by its founding partners Guillaume Poitrinal, Harm Meijer and Alexandre Aquien (€1.7 billion under management). ICAWOOD, which brings together twelve internationally renowned institutional and family investors, has Ivanhoé Cambridge as its reference shareholder, which chairs the Investors' Committee.

For more information:

WO2: <https://www.wo2.com>; Urbia: <https://www.wo2.com/realisations-wo2/urbia>

Communication contact WO2:

Sandrine Trouvelot, Communication Director:
+33 6 78 21 66 73 / s.trouvelot@wo2.com