

News release

Ivanhoé Cambridge and Groupe BPCE inaugurate the Tours DUO

Paris, September 21, 2022 – *Ivanhoé Cambridge, the global real estate firm, and Groupe BPCE today inaugurate the Tours DUO, designed by Jean Nouvel. The new headquarters of the cooperative banking group, The Tours DUO also house the TOO Hôtel, with a restaurant and bar featuring a panoramic view imagined and designed by designer Philippe Starck, set to open in the fall of 2022.*

Developed by Ivanhoé Cambridge and co-financed by BPCE Assurances, the Tours DUO mark the 13th arrondissement of Paris with a major new architectural gesture and anchor a new skyline on the east side of the French capital. On the edge of the Seine, they form a true continuum between the cities of Paris and Ivry and create a new urban landmark for one of the major districts of Greater Paris. The project stands out for its mixed and complementary uses, functions and spaces, and for the careful attention paid to user wellness: characteristics in keeping with the evolving relationship between businesses and real estate, their employees and society overall.

The Tours DUO house the Groupe BPCE offices and include a wide range of spaces open to the public: an auditorium, stores, planted terraces and a green space open to all with a belvedere garden perched above the railway tracks.

The Tour DUO Ouest also features the TOO Hôtel, a 139-rooms, 4-star establishment located on the 10 uppermost levels, a restaurant and a “skybar” operated by Groupe Laurent Taïeb in association with Pascal Donat of the Valotel Group.

Nathalie Palladitcheff, President and CEO, Ivanhoé Cambridge, comments: *“We are especially pleased and proud to inaugurate the Tours DUO alongside BPCE and Jean Nouvel, as well as all our partners. The successful completion of this emblematic and ambitious project relies on their talent and engagement and, of course, on the professionalism of all our teams. Started ten years ago, this project is now demonstrating its vision and relevance by integrating perfectly into its environment and offering flexible spaces adapted to new ways of working. At a time when our industry is undergoing profound changes, real estate must more than ever be at the service of occupants and users. The Tours DUO are a perfect example of this.”*

Laurent Mignon, CEO, Groupe BPCE, adds: *“When we decided to invest in the Tours BPCE in 2017 by becoming a 50% co-owner alongside Ivanhoé Cambridge, it signalled a genuine challenge and the beginning of a great adventure. Today these towers have become a reality and a new landmark of the Paris landscape. The Tours BPCE are both the Group’s new headquarters and the common home for our brands: Banque Populaire, Caisse d’Épargne, Natixis Investment Managers, Natixis Corporate & Investment Banking, Banque Palatine, and Oney. They are the embodiment of an extensive program to transform our environments and our working methods that has considered the expectations of our employees. We harnessed the full potential of new technologies to realize gains in efficiency and workplace life quality, with a fully committed CSR approach (reductions in*

carbon emissions generated by our property management, mobility, digital technology, furnishings and procurements). This project marks a new chapter in the history of Groupe BPCE and is a clear sign of its confidence in the future.”

Jean Nouvel, architect, states: *“The East side of Paris is the future, a new dawn, a promise... Eastern Paris is slowly coming into focus, building up and taking form, completing and modifying an unfinished context. This project is about building its summit, its culminating point for the beginning of the century. It is also about creating a character, a singularity that is in relation with the reality of the site, that reveals its particular beauty, that relies on it to invent and strengthen the attractiveness of the place.”*

Yves Boulu-Gauthier, Deputy General Director, Functional Building Works, Île-de-France, VINCI Construction France, notes: *“With this project, VINCI Construction confirms its expertise in execution of high-rise buildings and large-scale projects requiring leading-edge technical performance in Île-de-France. Construction of these two inclined towers, with multiple challenges and a constrained worksite, required inventive construction methods and procedures. The project was made possible thanks to the combined strengths of the various partners.”*

Anne Hidalgo, Mayor of Paris, emphasizes: *“The Tours Duo are a feat of contemporary architecture we can be proud of. I wish to applaud the talent of Jean Nouvel, who designed them with distinctive shapes and reflections that give them such life. Together with major university and residential buildings, Tours Duo embody the renewal of the Paris Rive Gauche district. They echo other daring projects such as the Tribunal de Grande Instance courthouse, on the other side of the ring road, and align perfectly with our vision of Greater Paris. They also embody the profound connections that we continue to forge every day with Ivry and the other cities surrounding us.”*

Photo gallery: <https://bit.ly/3sb795e>

About Ivanhoé Cambridge

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generate long-term performance. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,200 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoé Cambridge held C\$69 billion in real estate assets as at December 31, 2021, and is a real estate subsidiary of CDPQ (cdpq.com), a global investment group. For more information: ivanhoecambridge.com

About Groupe BPCE

Groupe BPCE, with its business model as a universal cooperative bank represented by 9 million cooperative shareholders, is currently the second-largest banking group in France. With its 100,000 employees, it serves a total of 36 million customers – individuals, professionals, corporates, investors, and local government bodies – around the world. It operates in the retail banking and insurance sectors in France via its two major Banque Populaire and Caisse d'Épargne banking networks, along with Banque Palatine. With Natixis, it also runs global business lines specializing in Asset & Wealth management, Corporate & Investment Banking, Insurance and Payments. Through this structure, it is able to offer its customers a comprehensive, diversified range of products and services: solutions in savings, investment, cash management, financing, and insurance. The Group's financial strength is recognized by four financial rating agencies: Moody's (A1, stable outlook), Standard & Poor's (A, stable outlook), Fitch (A+, negative outlook) and R&I (A+, stable outlook).

About Jean Nouvel

Following studies at École des Beaux-Arts de Bordeaux, Jean Nouvel won the entry competition to attend École nationale supérieure des Beaux-Arts in Paris in 1966, and graduated in 1971. He worked as assistant to architect Claude Parent, and was inspired by urban planner and essayist Paul Virilio to open his first architecture practice in 1970. He later co-founded the "Mars 1976" movement, which aimed to counter corporatism among architects, and the Syndicat de l'architecture. His strong stances on the place of architecture in urban contexts together with the constantly renewed originality displayed in the projects he undertakes worldwide have helped forge his international reputation. Jean Nouvel's approach eschews considerations of style; he is guided solely by the moment, the site, its history and its environment. His works have been rewarded through numerous prizes in France and abroad. In 2001 alone, he received three of the most prestigious international distinctions for architects: the Royal Institute of British Architects (RIBA) Royal Gold Medal, the Praemium Imperiale from the Japan Art Association, and the Borromini Award for the Lucerne Culture and Convention Centre. In 2008, he was awarded the prestigious Pritzker Prize.

Major works

Institut du Monde arabe (Paris – 1987), Fondation Cartier pour l'art contemporain (Paris – 1994), Culture and Convention Centre – KKL Luzern (Lucerne – 2000), Torre Agbar (Barcelona – 2005), Musée du quai Branly – Jacques Chirac (Paris – 2006), 40 Mercer apartment building (New York City – 2008), One New Change (London – 2010), Sofitel Vienna Stephansdom (Vienna – 2010), One Central Park mixed-use high-rise (Sydney – 2014), Philharmonie de Paris (Paris – 2015), Louvre Abu Dhabi (Abu Dhabi – 2017), La Marseillaise office towers (Marseille – 2018), National Museum of Qatar (Doha – 2019), Henderson Cifi Tiandi office and retail complex (Shanghai – 2021), Museum of Art Pudong – MAP (Shanghai – 2021), TAG Art Museum (Qingdao – 2021), Torre Rosewood – Cidade Matarazzo (São Paulo – 2022)

Current projects and studies

Fondation Cartier pour l'art contemporain – Palais Royal (Paris), Opera House (Shenzhen), Tour HEKLA (Paris), Phoenix Island (Zhoushan), Aviation Academy (Singapore), The Artists' Garden cultural complex (Qingdao), Tencent headquarters (Guangzhou), Ecotone – Antibes (Sophia Antipolis), Sharaan Desert Resort (Al-Ula), National Art Museum of China NAMOC (Beijing)

About Bateg – A subsidiary of VINCI Construction

Bateg executes new service-sector building contracts for its investor-developer clients in Île-de-France: office buildings, hotels and shopping centres. Drawing on the expertise of its 500-strong staff as well as on technical innovation and operational excellence, Bateg handles projects of all sizes, ranging from 5,000 to more than 100,000 m². Strongly rooted in the Île-de-France district, Bateg helps make cities more attractive and sustainable every day by bringing its clients' projects to life for the benefit of users.

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APPENDIX – Milestone dates, figures and key information

The 180-metre Tour DUO Est stands 39 storeys high, and the 122-metre Tour DUO Ouest rises to 27 storeys.

- April 2012: The DUO project wins the Paris City Hall promoters' and architects' consultation
- Sept. 2015: Construction permit awarded
- March 2017: Work begins
- Dec. 2021: Tours DUO office spaces delivered
- June 2022: BPCE teams begin move-in to DUO Est
- Sept. 2022: Inauguration of the Tours DUO
- Oct. 2022: Hotel, restaurant and skybar delivered
- Fall 2022: Hotel, restaurant and skybar open to the public

Co-investors: Ivanhoé Cambridge, BPCE Assurances

Architect: Ateliers Jean Nouvel

Anchor tenant: Groupe BPCE

Hotel and food services operator: Groupe Laurent Taïeb, in association with Pascal Donat (Valotel Group)

General contractor: Artelia

Delegated project manager: Hines

Promoter: Bateg, a subsidiary of VINCI Construction France, in association with VINCI Énergies, Permasteelisa and Otis

Certifications and labels:

- DUO is the largest project in France to have earned **WELL Platinum** certification, meeting the highest criteria in terms of user comfort, health and wellness.
- The Tours DUO also have **WiredScore** certification, which confirms their connectivity potential and establishes them as a pioneering complex adapted to new ways of working.

The project will also achieve exceptional energy performance with **LEED Platinum**, **HQE Exceptional** and **Effinergie+** certifications.