

Ivanhoé Cambridge completes the expansion of its Fos-sur-Mer logistics warehouse

Paris, France, February 13, 2024 – Ivanhoé Cambridge announces the delivery of the final phase of its logistics warehouse in Fos-sur-Mer, near Marseille. This 24,000 m² expansion, built by Faubourg Promotion, the IDEC group's developer, brings the total surface area of the building to 92,000 m², out of the 384,000 m² Hub & Flow logistics portfolio.

This most recent phase represents the completion of the project launched in late 2021 with the acquisition of the first two 68,000 m² sections of this logistics platform, leased to Adéo Group, owner of the Leroy Merlin chain and the world's third-largest retailer of consumer goods for DIY and home décor. Adéo has taken over the entire site and extended its occupancy until 2032.

The property benefits from a rare strategic location in an under-serviced sector that is highly sought-after in the "European backbone" for international trade. Ideally situated at the heart of the industrial port of Marseille, France's second-largest port, the warehouse's unique geographical positioning gives it access to a large, high-quality employment pool, while enabling the businesses based there to directly reach 12 million consumers.

The Fos-sur-Mer platform is of the latest generation (Class A), with high environmental standards (BREEAM Very Good targeted) and 46,000 m² of photovoltaic panels and shading. The asset will be managed by AEW Group, which is responsible for managing the entire Hub & Flow portfolio.

*"This expansion marks an important step in our investment and asset management strategy and demonstrates our ability to directly oversee complex, value-added projects," says **Martin Chevallier, Senior Director, Asset Management, France, at Ivanhoé Cambridge.** "This transaction strengthens our position as a leading player in the French logistics market and reaffirms our diversification strategy in this sector."*

Ivanhoé Cambridge was advised in this transaction by ETYO as a project management assistant. Entrepôt XXL France advised Faubourg Promotion and Adéo on the development of this project.

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 generating 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 1,500 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoé Cambridge held C\$77 billion in real estate assets as of December 31, 2022, and is part of CDPQ (cdpq.com), a global investment group. For more information: ivanhoecambridge.com.

About Faubourg Promotion

Faubourg Promotion is one of reference actor in the arrangement and development of corporate real estate projects. Adopting a unique approach of commercial, logistics and industrial real estate, Faubourg Promotion designs and implements projects combining environmental and economic performance, integrating innovative solutions. Faubourg Promotion currently offers 27 programs in the heart of dynamic business park and strategically positioned, with a total of 500 ha of land.

The company also support local authorities in the development of their territory. Our teams work closely with public authorities to design and develop living spaces at the heart of their territories, thus contributing to the creation of dynamic environments that promote green growth in towns and cities.

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