

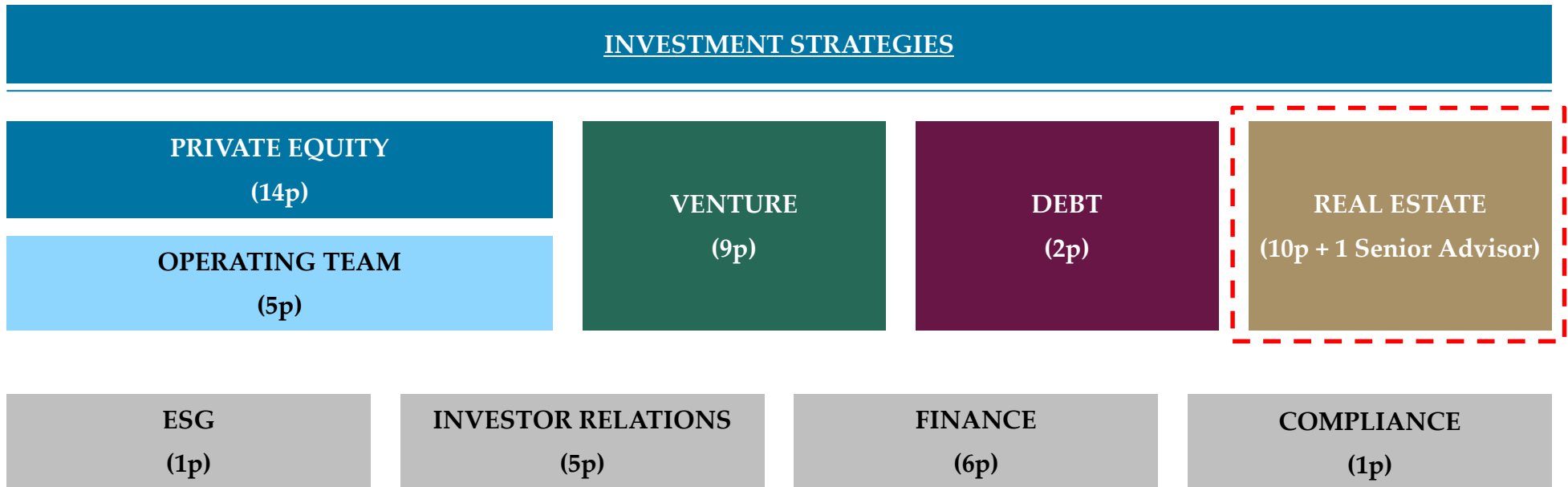


January 2020

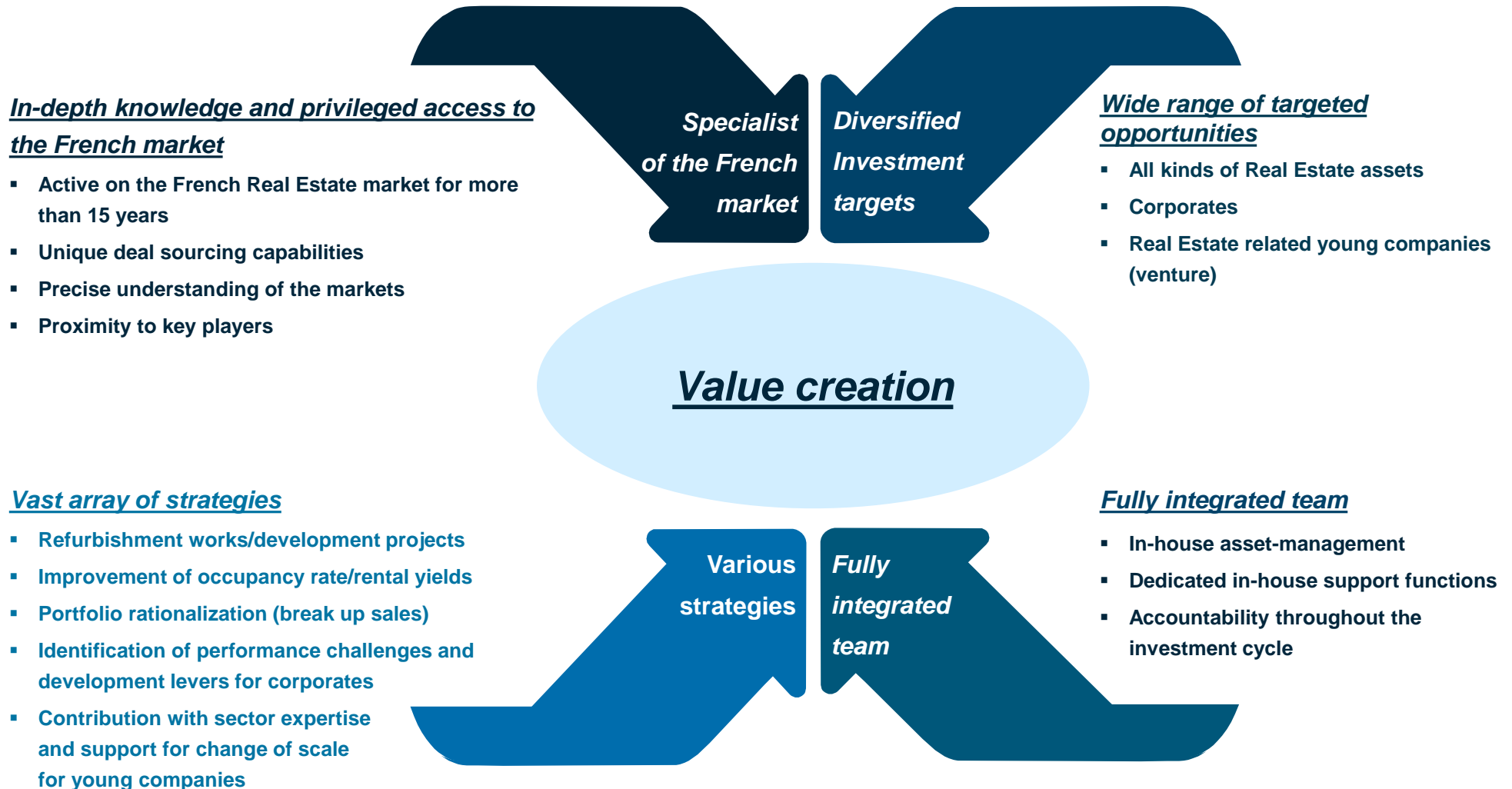
**I. INTRODUCTION TO LBO FRANCE REAL ESTATE STRATEGY**

**II. FOCUS ON BAGNEUX LES MATHURINS**

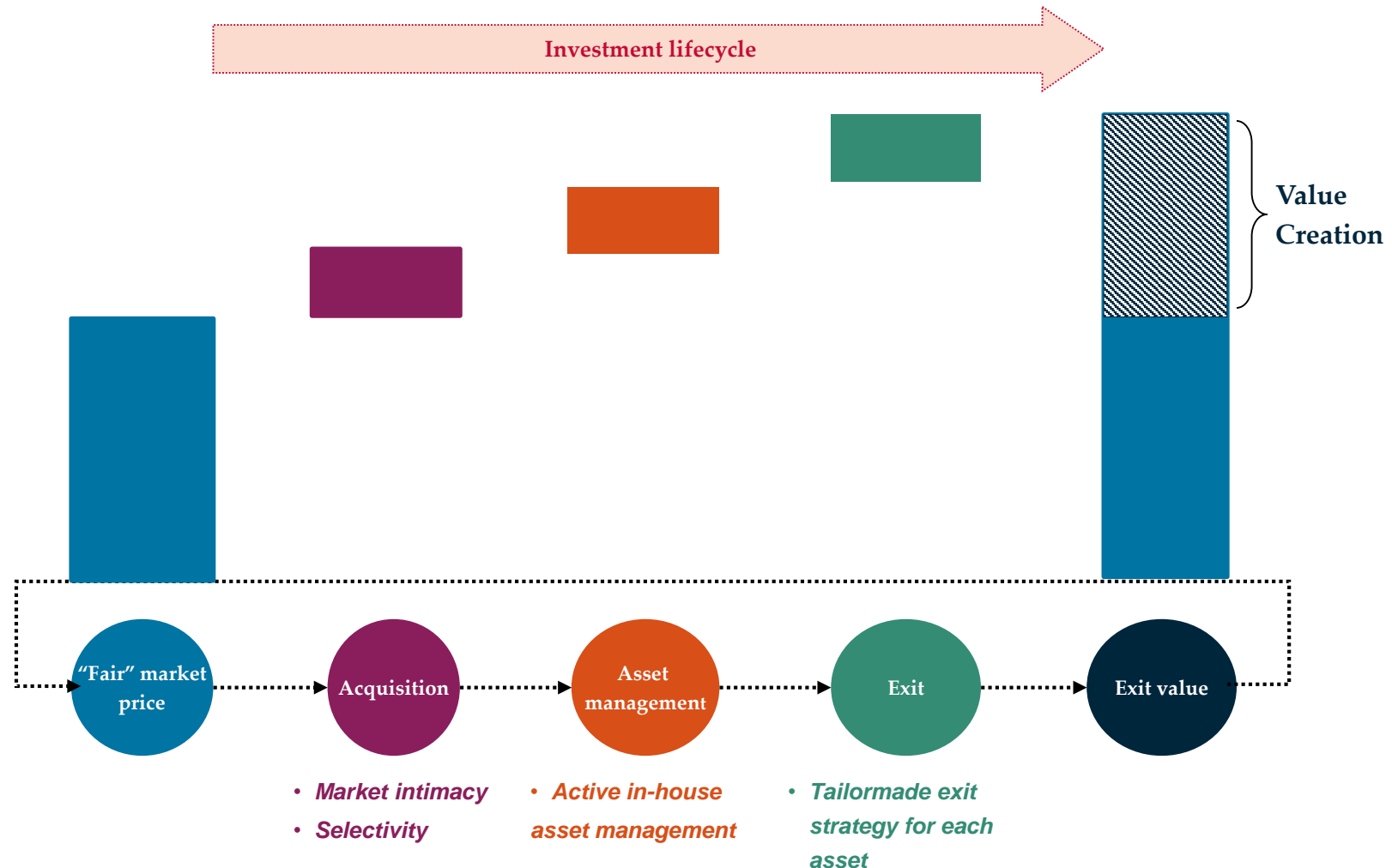
## A dedicated platform approach



## Exclusive focus on France and value creation



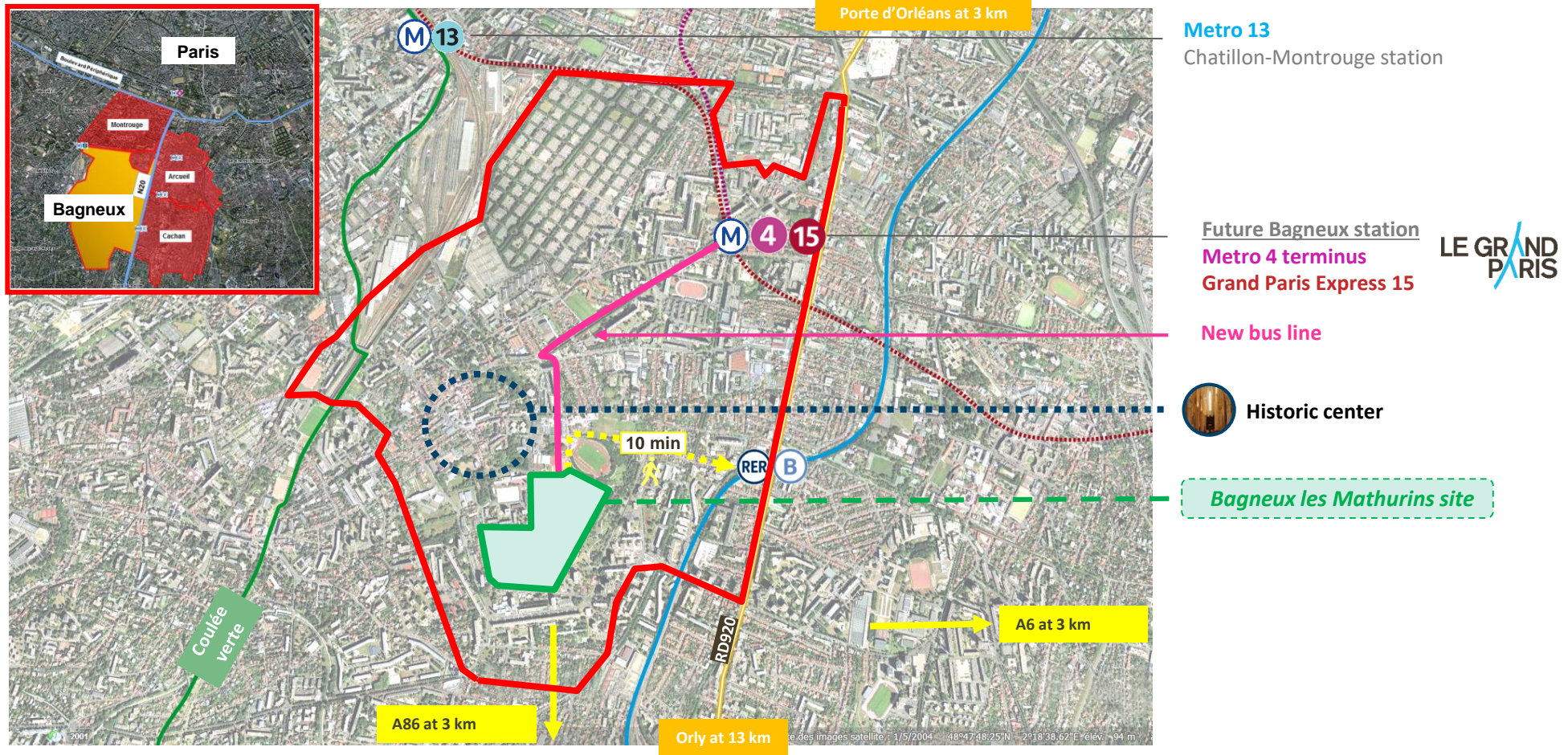
## Constant focus on value creation throughout the investment lifecycle



**I. INTRODUCTION TO LBO FRANCE REAL ESTATE STRATEGY**

**II. FOCUS ON BAGNEUX LES MATHURINS**

# Bagneux Les Mathurins





## Value creation since acquisition



Establishment of an urban project  
with LinkCity / Reichen / the City / EPT...

...c.300,000 sqm:  
residential (2/3) & activity (1/3)

**CAMPUS**  
(up to 100,000 sqm)

**ARQUITECTONICA**



**2012**

- Acquisition (c.95,000 sqm of offices let to DGA)
- 100% equity funding



**2016**

- Amendment of the Local Urbanism Plan
- Departure of the DGA

**2017**

- Signing of the PUP ("Projet Urbain Partenarial")
- Signing of an agreement to develop a high school within the site



**2019**

- Disposal of the residential part of the site to BNP Paribas Real Estate





## Continued anticipation of future needs and sector-related challenges

### Public transportation



### Alternative mobility



### Nature in town



### Mixed uses



### Education / Training



### Environmental performance



**Bagneux Les**  
**Mathurins project**

### Fab Lab



### Co-working / Co-living / Senior / students

