

Press release

Paris, 20 December 2018

AXA Investment Managers - Real Assets launches the construction of Stories, a development project in Saint-Ouen, Paris

AXA Investment Managers - Real Assets (“AXA IM - Real Assets”), a global leader in real asset investments and the leading⁽¹⁾ real estate portfolio and asset manager in Europe, acting on behalf of institutional investor clients, announces that it has launched the construction of Stories, a c. 62,000 sqm office complex, located in Saint-Ouen, at the gate of Paris and visible from the city’s ring road. VINCI Immobilier has been mandated as delegated project manager, with delivery expected in 2021.

Designed by Chartier-Dalix architects, the completed Stories development will be an “urban village” planned with the end users in mind, with an emphasis on open meeting places, brightness and outdoor space. All internal common areas and work floors will be integrated around a large 6,000 sqm courtyard, serving as an outdoor village square. The working and wellness areas will remain connected to the external environment with numerous accessible roof terraces totalling 3,000 sqm and double-height loggias.

Spread across seven levels including a service base, the completed complex will benefit from a flexible configuration and offer open common spaces designed by Saguez & Partners, to connect places and people, fostering an environment of experimentation, allowing numerous alternative meeting space options within the scheme. Stories offers flexible interior spaces to best fit the wishes of future users.

Located in Saint-Ouen, on the northern outskirts of Paris, Stories will benefit from excellent accessibility by RER and bus, which will be further improved from 2020 with the extension of metro line 14. Stories will also feature alongside the “Coulée verte” elevated walkway linking St-Ouen to Porte Pouchet, in line with its emphasis on the outdoors and allowing easy access from Paris by bicycle.

In line with AXA IM - Real Assets’ sustainable development strategy, the finished project is targeting HQE, BREEAM, WELL, WiredScore and Effinergie+ certifications.

This new development programme illustrates the recognised expertise of AXA IM - Real Assets in managing real estate development projects across Europe. Over the past 20 years, AXA IM - Real Assets has developed more than 250 projects worth more than €14 billion, with a further over €8 billion of projects currently underway⁽²⁾.

Germain Aunidas, Head of European Development AXA IM - Real Assets, commented: “Stories is a unique urban village located in an area benefitting from significant regeneration, which will be further enhanced through the Grand Paris infrastructure project. The attractive combination of Stories’ location, flexibility and specification make this new development a unique opportunity and we’re confident that the completed project will attract strong tenant interest.”

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¹ Source: INREV/ANREV Fund Manager Survey – May 2018 – in terms of assets under management

² Source: AXA IM – Real Assets’ date (unaudited)

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Note to editors

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AXA Investment Managers - Real Assets has €79 billion in assets under management, including €59.8 billion in direct property & infrastructure and €15.8 billion in real asset finance as of end of September 2018⁽²⁾. We offer a 360° approach to investing in real assets, which comprises opportunities in equity or debt, across different geographies and sectors, as well as via private or listed instruments. We are a global leader in real assets investment, the number one property portfolio and asset manager in Europe⁽³⁾, and one of the largest worldwide. Our teams have been managing funds and mandates for over 30 years and comprise over 600 people in 14 offices that operate in over 20 countries around the world, which provide us with in-depth knowledge of countries, cities and sectors.

AXA Investment Managers is part of the AXA Group, a world leader in financial protection and wealth management.

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¹ Source: AXA IM unaudited data

² Source: AXA IM - Real Assets' unaudited data

³ Source: INREV/ANREV Fund Manager Survey – May 2018 in terms of assets under management

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