

Europe's Largest Scope of Real Estate Solutions

With a real estate market offering of 55 million m², Paris Region is a constellation of diverse, specialized districts that make it a highly attractive location for a range of industries, research areas, and lifestyles. The real estate market has recently transformed as companies rethink the traditional office model in favor of more flexible options and third-party locations. Home to a variety of coworking spaces and the world's biggest startup campus, Paris Region real estate offers an ecosystem of collaboration and true business synergy.



La Défense Business District © 11h45 pour Defacto

Office Space

Surface area
54.9 million m²

ORIE, 2021

Around **1,500** areas for business activity

34 business districts
Paris La Défense, the **4th** largest business district in the world
EY-ULI 2020

- Immediate supply: **4 million m²**
- Vacancy rate: **7.4%**
- Take up: **1.9 million m²**
- Space under construction: **2 million m²**

Immostat & Deloitte 2021, data 2021

Prime rent in central Paris
• **€910/m²/year**

Prime rent in La Défense
• **€560/m²/year**

Average rent in Paris Region
• **€411/m²/year**

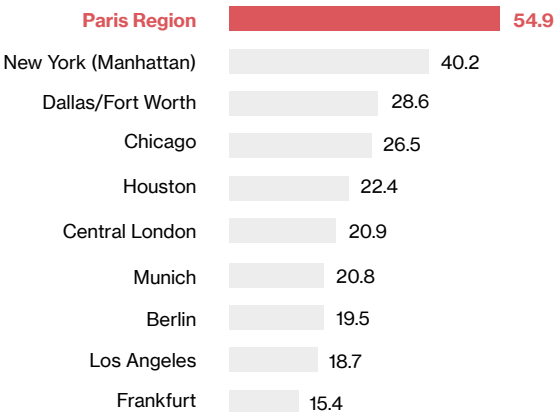
JLL 2021, data 2021

Paris Region: Twice Cheaper Than London in Office Rent

| Office Rent Space Tracker (2020) USD Market Ranking | | | |
|--|----------------|---------------------------|---------------------------------|
| Rank | Country | City | Occupancy costs \$US/sq ft/year |
| 1 | China | Hong Kong, Central | 261 |
| 2 | USA | New York, Midtown | 261 |
| 3 | China | Beijing, Finance Street | 196 |
| 4 | United Kingdom | London, West End | 191 |
| 5 | USA | Silicon Valley | 174 |
| 6 | China | Beijing, CBD | 152 |
| 8 | Japan | Tokyo, Marunouchi | 150 |
| 9 | USA | New York, Midtown South | 148 |
| 10 | China | Shanghai, Pudong | 130 |
| 11 | China | Beijing, Zhongguancun | 123 |
| 12 | China | Shanghai, Puxi | 115 |
| 13 | Japan | Tokyo, Shibuya | 115 |
| 14 | United Kingdom | London, City | 114 |
| 15 | China | Hong Kong East | 111 |
| 16 | Singapore | Singapore | 110 |
| 17 | USA | Los Angeles, Westside | 110 |
| 18 | India | Delhi, Connaught Place | 109 |
| 19 | China | Shenzhen | 107 |
| 20 | USA | Cambridge (Massachusetts) | 106 |
| 21 | USA | New York, Downtown | 106 |
| 22 | Japan | Nagoya | 105 |
| 23 | USA | San Francisco | 103 |
| 24 | India | Mumbai, SBD BKC | 102 |
| 25 | Japan | Tokyo, Shinjuku | 101 |
| 26 | France | Paris | 97 |

Jones Lang Lasalle Global Premium Office Rent Tracker 12/21, data 2020

Office Stock in Major World Capitals in Million m²



Q3 2018 for Europe, Q2 2018 for the USA
ORIE for Paris Region 2021, BNP Paribas Real Estate for other countries

Everything You Need to Scale Up

Coworking spaces, business centers, shared offices - in recent years the number of places where people can work remotely has steadily grown in Paris Region.

Innovation centers, particularly incubators, are a point of convergence for young talents, researchers, and ground-breaking companies.

1,008
 "third places", providing flexibility to the workforce, comprising:

- 380 coworking spaces
- 242 shared offices
- 133 fablabs
- 253 business creation or development support sites

L'Institut Paris Region, 2022

The World's Biggest Start-up Campus

Based in central Paris, STATION F gathers a whole entrepreneurial ecosystem under one roof.

- 51,000 m²
- 1,000+ start-ups
- 600 rooms
- 100 appartements
- 30+ start-up programs

Station F, 2021

The Grand Paris Express: A Great Opportunity for Urban Projects (2022)

To enhance its attractiveness and competitiveness in our globalized world, Paris Region is undertaking major infrastructure and urban planning projects. This includes the Grand Paris project, the largest urban project in Europe, which will provide a new transport network, new residential projects, office districts, and R&D hubs open to international competitions to reinvent Paris Region.

The Grand Paris Express is paving the way for a substantial increase in additional housing in Paris Region, with the creation of **250,000** to **400,000** housing units.

The Grand Paris Express is accelerating the urban renewal process in **140 km²** of neighborhoods within an 800-meter radius of each station on the rail line and represents a total development potential of **32 million m²**.

More than **100** projects will be developed by 2030 by Société du Grand Paris on land acquired for the construction of the Grand Paris Express, for a total floor area of **1 million m²**:

- 8,000 diversified housing units (nearly 60% is residential)
- 43,000 m² of retail and services in addition to the 20,000 m² inside the stations
- 380,000 m² of business space
- 70% of the projects will be built with bio-sourced materials, 50% of which will be wood.

The Paris Region Office Market

