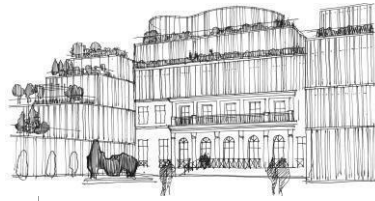




ULTEAM
20 RUE WASHINGTON - PARIS 8



PRESS RELEASE
Paris, 22 July 2020

GROUPAMA IMMOBILIER TO RESTRUCTURE A PROPERTY IN PARIS'S 8TH ARRONDISSEMENT

Groupama Immobilier has started work on the ULTEAM project at 20 rue Washington in Paris 8, which will deliver 6,000 sqm of premium office space a stone's throw from the world-famous avenue des Champs-Élysées.

Dumez Ile-de-France was selected to carry out the works following a call to tender in which five general contractors competed. The company's teams will harness all their know-how in heavy-duty renovation to serve the project. The work order was signed today; handover is planned in the summer of 2022.

The project, designed by architects Arte Charpentier, is "an opportunity to create a contemporary space inside a historical property".

The property is made up of five wings connected around a garden, forming a unique, independent complex hidden from view.

The urban mansion, with its historical reception areas, was built in 1820: it's the heart of the ULTEAM property. Around it, on the rue Washington side, are a Haussmann-style building and a fully restructured contemporary building with a full-height glass façade that includes opening frames and a wire mesh that filters the light.

Across the main courtyard, around the garden listed as a protected parc, two wings of increasing height provide terrace gardens on each floor, in the continuity of the offices.

ULTEAM is a unique place that connects various historical periods and abolishes the separation of indoor and out, rising up to an attic level with a panoramic terrace: the Cloud.

Offering great flexibility in layout, the work areas are available both as open plan and individual offices. Movement between the various spaces is fluid and clear, while all workstations receive plenty of natural light.

Forward-looking interior design choices will enable the buildings to adapt to their future user's needs, including with services for workers and visitors: cafeteria, restaurant, auditorium, reception area, training facilities, etc.

The quality of the materials selected and the elegance of the architecture help create unique ambiances.

1,530 sqm of green areas are an exceptional asset for the property. Employees can work out of doors in the landscaped patio of the main courtyard, in the listed French garden and on the many terrace gardens that extend the offices, as well as on "the Cloud" panoramic terrace.

The building aims for several environmental labels: HQE Excellent, BREEAM Excellent, Osmoz and BiodiverCity Construction. In addition, ULTEAM takes a circular economy approach, with a special focus on the reuse of materials, both during removal and renovation work.

With this restructuring operation at 20 rue Washington, Groupama Immobilier is pursuing its policy of high-value added transformation of Paris's emblematic neighbourhoods.



Ulteam – 20 rue Washington – Paris 8th
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ABOUT GROUPAMA IMMOBILIER

Groupama Immobilier is the Groupama Group's management vehicle specialised in real estate activities (commercial and residential). On behalf of its principals, the company manages a €3.2 billion portfolio, making it one of France's leading managers of real estate assets.

www.groupama-immobilier.com

ABOUT DUMEZ ILE-DE-France

Dumez Île-de-France, a subsidiary of VINCI Construction France, specialises in the rehabilitation of offices, shops, cultural and leisure facilities and university buildings. Dumez Île-de-France draws on the know-how and technical innovations of its 550 employees to offer its clients tailored solutions. Dumez Île-de-France plays a key role in the transformation of the urban landscape, operating in crowded environments to enhance the value of existing buildings and give a second life to all types of public and private commercial properties in the Paris Region.

<http://www.dumez-idf.fr>