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PRESS RELEASE

Clarion Partners Europe teams up with EPA Sénart and Nexity for major logistics investment in Île-de-France

Clarion Partners Europe has chosen EPA Sénart and a Nexity project for its latest investment, southeast of Paris city. France's leading real-estate services company Nexity is to build a 70,000 sm² logistics warehouse for the real-estate investment fund manager. This transaction is part of Clarion's ambitious acquisition strategy in France and the rest of Europe.

Aude Debreil, CEO of EPA Sénart, and Frédéric Chabrol, Deputy CEO of Nexity Immobilier d'Entreprise, have signed a deal for a 16.5 ha site in the sought after A5-Sénart logistics park straddling Réau and Moissy-Cramayel in Grand Paris Sud.



Alistair Calvert, CEO of Clarion Partners Europe, heralded the deal as a major success. It is the result of hard work and commitment on the part of local development stakeholders, including EPA Sénart, Grand Paris Sud, Réau and Moissy-Cramayel local councils, and Choose Paris Region, the Île-de-France development agency. Clarion Partners Europe was advised commercially by BNP Paribas Real Estate.

An international public-private partnership boosting local attractiveness

"We are proud to be welcoming this latest international investor", says Aude Debreil, CEO of EPA Sénart. "For many years, EPA Sénart has adopted a clear positioning in Île-de-France, designed to attract the most innovative players in the supply chain and smart factory ecosystems. This positioning, shared by our member municipalities and Grand Paris Sud, has yet again proved to be key in persuading investors to choose EPA Sénart".

"Our region can only attract international investors if we work together and ensure that our economic stakeholders share the same vision and the same action plan. It is also vital to offer these investors

tailormade support. Choose Paris Region, EPA Sénart and Grand Paris Sud cooperate closely, pooling our resources so that we can cater for the projects of international companies. One of the strengths of Ile de France is its network of urban areas like EPA Sénart that have excellent transport links and a clear positioning. In the context of the current pandemic, and the broader challenge of making our region ever more sustainable and resilient, it is vital to have real estate available for prospective international partners, as we do in EPA Sénart. We need to build value chains around the industries of the future that will best serve our region's interests - and protect our environment". Franck Margain, President of Choose Paris Region.



Perspectives @Agence Franc Architectes

The Nexity site is close to major motorway, road and rail routes serving the Paris region. According to Frédéric Chabrol, Deputy CEO of Nexity Immobilier d'Entreprise, *"Its size and high-quality facilities make the A5-Sénart Park a prime logistics location for Nexity. This ambitious project came about as a result of the positive input from the teams at EPA Sénart. Designed by Agence*

Franc Architectes, the warehouse will be suitable for a range of tenants. It will make a striking statement at the entrance to the park. We are sensitive to the environmental concerns of local councillors in the municipalities of Réau and Moissy-Cramayel, and across Grand Paris Sud. This 16-ha development has therefore undergone BiodiverCity® certification, and some of its power will come from renewable sources. Last but not least, we are delighted with this first joint operation with Clarion Partners Europe, as it continues to grow its logistics exposure in France."

Nexity is to develop a 70,000 m² logistics warehouse with **BREEAM (Very Good)** and **BiodiverCity® certification**. This new asset will allow Clarion Partners Europe to offer end-users an efficient order fulfilment facility with optimized energy consumption, at the core of a major business ecosystem that will eventually represent some **2,600 jobs**. *"We firmly believe in the potential of this development, which has multiple benefits for users, especially in the long term"*, says Alistair Calvert, CEO of Clarion Partners Europe.

A5-Sénart: a much sought after logistics park that has already attracted leading national and international players in the supply chain and e-commerce ecosystems

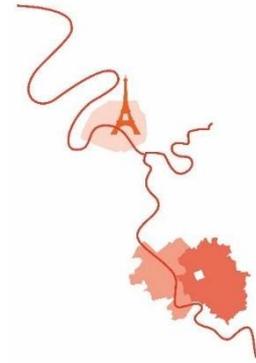
Combining a high-quality real-estate offering with easy access to the A5 motorway, the A5-Sénart logistics park is a prime illustration of EPA Sénart's commitment to environmentally responsible economic development. It is set in a carefully managed and landscaped environment, 40% of which is occupied by woodland and open spaces bordered by ponds, hedges and tree-planted berms, so that it blends into the surrounding landscape. Lying at the intersection of the A5a and A5b motorways, it is particularly attractive to supply chain and e-commerce companies, who can reconcile growing their businesses with driving energy transition in the road transport sector.

About EPA Sénart

A national interest operation (NIO) at the heart of Grand Paris Sud, Sénart currently boasts 125,000 inhabitants, 7,500 businesses, and 44,000 jobs. Each year sees the creation of a further 1,000 jobs and the building of 600 new housing units.

EPA Sénart's mission is to promote, implement and support development in the NIO's 10 partner municipalities. As such, it actively contributes to the construction of new homes in Île-de-France and helps to make the region even more economically attractive.

For more information visit our websites: www.epa-senart.fr and www.invest-in-south-paris.com



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About NEXITY

NEXITY'S AMBITION: ACCOMPANY ALL OUR CLIENTS ON THEIR REAL-ESTATE JOURNEYS

With a workforce of more than 11,000 and annual turnover of €4.5 billion, Nexity is France's leading integrated real-estate group, operating in all areas of real-estate development and services. It caters for individual clients, as well as for businesses and local authorities, and has a nationwide presence. For Nexity, it is vital not to lose sight of the human dimension of society, the city and the environment. Nexity was ranked top real-estate developer in 2019 by the Association for the Developing of Low-Carbon Buildings (BBCA). It is a member of the Bloomberg Gender-Equality Index (GEI) and was awarded Great Place to Work® certification in 2020. Nexity is listed on the SRD and in Compartment A of Euronext Paris, and is included in the SBF 120 index.

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About CLARION PARTNERS EUROPE

Clarion Partners Europe is Clarion Partners' European arm, focused on investing in logistics and light industrial properties located across Germany, the Netherlands, France, Spain, Italy and other European countries. Clarion Partners LLC has been a leading US real-estate investment manager for more than 38 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With more than \$55 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 400 domestic and international institutional investors.

More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com.

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About Choose Paris Region

1. Choose Paris Region is a one-stop shop promoting international investment in Île-de-France. This nonprofit government agency works with local public entities to provide free tailor-made services to international companies. Choose Paris Region is a catalyst for business and innovation that supports international companies seeking to expand in the Paris region. It combines its deep market and industry expertise with an extensive network to support international companies in building tech partnerships, designing their go to market strategy, and providing guidance to implement their local presence. Each year, with a team of 80 dedicated professionals across Europe, the US and China, Choose Paris Region supports 1,000+ international companies looking to grow their business in the Paris region, one of the leading tech and business hubs in the world.

Its president is Franck Margain and its CEO is Lionel Grotto.

Website: <https://investparisregion.eu/>

LinkedIn: <https://www.linkedin.com/company/chooseparisregion-fr>

Twitter: <https://twitter.com/ChooseIDF>

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