

L'Arche de La Défense: Partnership involving Henderson Park & Weinberg Capital Partners announces the success of a 45,000 sqm buyout and repositioning program

An iconic building in Paris' skyline, L'Arche de La Défense has undergone an ambitious repositioning project as well as a full co-ownership consolidation:

- **a complete repositioning aimed at transforming the asset into a contemporary office building meeting international standards, including an extended service deck;**
- **full co-ownership consolidation, bringing together 100% of the co-ownership for the first time in the asset's history;**
- **a renovation carried out with renowned partners: the architecture firm Franklin Azzi Architecture, the graphic design agency Yorgo&Co., represented by Yorgo Tsouplas in charge of signage and branding and Deskeo, in charge of services' operations;**
- **a leasing success and an occupancy ratio above 95%.**

The project, carried out between November 2019 and November 2022, allowed the replacement of all technical equipments and the restructuring of welcome & common areas as well as the implementation of a new range of services in order to offer redesigned, contemporary spaces meeting users' expectations. Thus, more than 3,000 square meters of service spaces are now displayed with a completely redesigned reception area for greater fluidity, a business center, a modular auditorium, and also mobility and well-being services (garage and bicycle repair areas, gym, click & collect service).

More than 28,000 square meters of leases were negotiated and signed within the last 18 months. L'Arche as a "Trophy" asset has been able to attract start-up incubators, players in the new economy, management training organizations and schools that are now part of a resilient office ecosystem. Since the beginning of 2022, lease signed on L'Arche represented 28% of La Défense's take-up for areas of less than 5,000 square meters.

The operation was financed by Crédit Agricole CIB.

Jean-Philippe Olgiati, Partner at Weinberg Capital Partners, declares:

"The vision shared by the partners for L'Arche de La Défense was to transform this iconic asset into a modern place that met users' expectations. This historic building is now able to welcome a new generation of tenants in a post-Covid era where centrality, services and efficiency of office space are at the heart of concerns. Evolving in L'Arche means benefiting from prestige and an international

image that no other building in La Défense can offer. While remaining at an extremely competitive rent level."

Franklin Azzi, Designer Architect, declares:

"Revealing the architecture of the Grande Arche, supporting its transformation and welcoming new uses, is a generational act far from any formal writing. It was necessary, in coherence with the initial plastic of the building, that our intervention is right."

About Henderson Park

Henderson Park is a pan-European private equity property manager based in London. The firm has invested approximately \$12 billion in building a portfolio of flagship real estate assets across Europe, with a presence in major cities and capitals in France, Germany, Greece, Ireland, Poland, Portugal, Spain and the UK. Henderson Park seeks high quality assets in prime locations where it can identify the potential for unlocking or creating value through asset management, or by taking on and working in complex situations. The company's current portfolio is diversified across various sectors such as office, logistics, multifamily, student housing, hospitality and retail, including several real estate development projects. Henderson Park strives to work and build long-term strategic relationships with the best local partners.

Henderson Park is a signatory of the UN PRI.

To learn more: www.hendersonpark.com

About Weinberg Capital Partners


Founded in 2005, Weinberg Capital Partners is an independent investment company historically active in buy-out capital, which expanded its field of intervention to real estate assets in 2008, and has been investing since 2015 in the capital of listed French SMEs/ETIs. as a minority shareholder with an active, friendly and long-term approach. In 2020, Weinberg Capital Partners added its capacity to invest in SMEs/ETIs with a minority strategy focused on sustainable development issues, which offers extra-financial support known as impact, to better prepare companies for environmental and societal challenges.

With 1.1 billion euros of equity under management, Weinberg Capital Partners is a significant player in the mid-market equity segment in France.

Weinberg Capital Partners is a signatory of the PRI, a member of the International Climate Initiative and an active responsible investor.

Weinberg Capital Partners supports Télémaque, an association for equal opportunities in education.

To learn more: weinbergcapital.com.

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About Franklin Azzi Architecture

Franklin Azzi develops, within his Parisian agency created in 2006, a transversal approach nourished by the intersection of perspectives and disciplines. By constantly creating a dialogue between architecture, interior architecture, design and contemporary art with the support of the dedicated

endowment fund, it develops an art of designing and building open to all scales and types of construction, spaces in a sustainable and contemporary approach at the service of users.

To learn more: www.franklinazzi.fr

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