

**PRESS RELEASE**

Paris, April 30<sup>th</sup> 2025

## Weinberg Capital Partners and Diderot Real Estate announce the completion of a 19,000 m<sup>2</sup> logistics platform for France Boissons (Heineken Group) in Yvelines



*© Philippe BILLARD Photographer*

**Less than a year after construction began, Weinberg Capital Partners and Diderot Real Estate have delivered CINETIQ, a next-generation logistics platform developed for France Boissons (Heineken Group) in Buchelay, Yvelines.**

**This strategic project allows France Boissons to consolidate its Gennevilliers and Rosny-sur-Seine sites into a single, more suitable and higher-performing location at the heart of its target market. This new platform now becomes the largest warehouse operated by France Boissons.**

**Through this delivery, Weinberg Capital Partners and Diderot Real Estate demonstrate their ability to successfully execute complex projects within tight deadlines, delivering high performance, architectural quality, and exemplary environmental standards.**

## PREMIUM LOCATION AND CUSTOM-BUILT PROJECT

Located in Buchelay, Yvelines (78), the 50,000-square-meter site benefits from outstanding visibility from the A13 motorway, which sees nearly 100,000 vehicles pass daily.

Developed in collaboration with the real estate and supply chain teams of France Boissons, this tailor-made facility will serve as a pilot site for the group's future logistics centers. It is designed to optimize internal processes and ensure the safety and comfort of the 150 employees who will work on-site.

The building comprises approximately 17,000 square meters of logistics space (with 29 loading docks), 950 square meters of office and showroom space, and a 2,345-square-meter outdoor storage slab.

## A HIGH-PERFORMANCE, SUSTAINABLE BUILDING WITH DISTINCTIVE DESIGN

Beyond its functional aspects, the project features a strong architectural identity, developed in collaboration with architectural firm A26-GL. It incorporates refined elements and noble materials: a charred wood base and walkway for the office area, and fine-wave black and mirrored cladding for the warehouse, creating a kinetic visual effect from the motorway.

Weinberg Capital Partners and Diderot Real Estate have set ambitious environmental goals, including BREEAM "Excellent" certification.

In addition to meeting regulatory standards, the project includes a rooftop photovoltaic power plant covering the entire warehouse, with an annual output of over 1,500 kWp. It also incorporates sustainable systems such as rainwater recovery, a hybrid structural design with timber components, and low-carbon flooring.

Landscaping was treated as an integral part of the project, with a 5,000-square-meter biodiversity area featuring beehives, birdhouses, and insect hotels. The office roofs have also been greened.

Construction was carried out by GSE Logistique, which expertly managed the project's operational execution, technical complexities, and tight delivery schedule.

**Jean-Philippe Olgiati, Partner, Managing Director of Real Estate expertise at Weinberg Capital Partners, states:** *"Thanks to the efforts of Diderot Real Estate and the commitment of France Boissons, we have created a benchmark asset in the logistics sector in France. This project aligns perfectly with our investment strategy focused on acquiring and transforming prime assets across offices, logistics, retail, residential, and hospitality."*

**Arié Natan, Deputy CEO of Diderot Real Estate, adds:** *"This project for France Boissons was an opportunity to establish a strong partnership with Weinberg Capital Partners, a committed investor, and to continue our successful collaboration with GSE. Following the nearby QUATUOR development*

*delivered in 2023, Diderot once again demonstrates its expertise in turnkey projects with custom-built, architecturally bold, and environmentally responsible buildings.”*

## PROJECT DETAILS

**Developer:** DIDEROT REAL ESTATE

**Investor:** WEINBERG CAPITAL PARTNERS

**Tenant:** FRANCE BOISSONS ÎLE-DE-FRANCE

**Architect:** A26\_GL

**General Contractor:** GSE

**Solar Power Operator:** URBASOLAR

Total area: 18,690 m<sup>2</sup>

Breakdown of warehouse space (17,741 m<sup>2</sup>):

- 16,900 m<sup>2</sup> of storage (3 cells)
- 305 m<sup>2</sup> charging area
- 490 m<sup>2</sup> technical workshop (Customer Technical Service)
- 46 m<sup>2</sup> of office and support space (Customer Technical Service)

Office and support space (952 m<sup>2</sup>):

- 454 m<sup>2</sup> on the ground floor and 436 m<sup>2</sup> on the first floor (total 890 m<sup>2</sup>)
- 41 m<sup>2</sup> guard station at site entrance
- 18 m<sup>2</sup> office space on the outdoor storage slab

Outdoor storage platform: 2,345 m<sup>2</sup>

**Construction start:** February 2024

**Completion:** March 2025

## Weinberg Capital Partners

### The right time – The right team

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#### 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. In 2020, Weinberg Capital Partners added its capacity to invest in SMEs/mid-caps 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. In 2023, Weinberg Capital Partners created a new fund, Eiréné, dedicated to the development of SMEs/mid-caps in the security and defense sector. In 2024, the company continued its growth in private equity with the launch of a co-investment fund, WCP Co-Invest.

With €1,8 billion of assets 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.

★★★★★ with a score of 92/100 in the PRI Direct – Private Equity category.

★★★★☆ with a score of 87/100 in the PRI Direct – Real Estate category.

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

**For more information:** [weinbergcapital.com](http://weinbergcapital.com).

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## About Diderot Real Estate

For over 15 years, Diderot Real Estate has supported companies of all sizes (SMEs, mid-caps, large French and international groups) in designing and constructing their real estate infrastructure throughout France.

Diderot specializes in turnkey lease developments, particularly bespoke projects including offices, business premises, warehouses, logistics platforms, industrial buildings, laboratories, and showrooms.

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# Appendix

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Note: Installation of photovoltaic panels is currently in progress.

