



20.02.25

THE GROUP AT A GLANCE



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ICONIC PROJECTS (A SELECTION)



Novaxia

Putting purpose to work.

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[See our brand's video](#)



01

NOVAXIA
from A to **N**

Putting purpose to work

Combining purpose with performance

WHO ARE WE?

A benchmark for sustainable real estate savings and a pioneer in urban recycling, we have invented an integrated economic model at the crossroads of finance and real estate.

WHAT DO WE DO?

We design, develop and manage financial products and sustainable real estate projects.

OUR MISSION

Empowering people to transform the city in a sustainable way.

HOW WE DO IT

Dare to do something unusual and align everyone's interests.



Key figures.



Leading
mission-driven company in the
real estate sector



Nearly **€2 billion**
in assets under
management

As at 30/06/24 – Total value of real estate assets held by
companies managed by Novaxia Investment

**120 Novaxians and
2 expert assessors**



Sustainable real
estate management
of investment assets



Development of
urban recycling
projects

45
Real estate assets
under management by



As at 30/06/24

95
real estate projects under
development by



As at 30/06/24

Our activities.

At the crossroads of savings and real estate, the Novaxia group, founded by Joachim Azan in 2006, has developed an integrated economic model that combines two areas of expertise:

Sustainable real estate savings management



With **Novaxia Investment**, a management company that creates and manages a range of open-ended funds, all labelled ISR (*Socially Responsible Investment*) and classified as Article 9 under the SFDR, enabling savers to play an active role in the impact of their investments.

The treatment of the existing real estate stock



SUSTAINABLE REAL ESTATE MANAGEMENT

The improvement of the tertiary stock with potential by **Novaxia Investment**, through a sustainable real estate management approach for investment properties.



URBAN RECYCLING

The transformation of the obsolete tertiary stock with **Novaxia Development**, delegated project owner that manages projects to recycle outdated tertiary assets into future residential assets (housing, hotels, etc.).

Our subsidiaries.



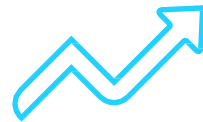
A benchmark for sustainable real estate savings

Novaxia Investment

Management company



Raising funds
from retail and
institutional
investors



Savings
management on
behalf of our
investor clients



Acquisition of real
estate assets for urban
recycling (development)
or for sustainable real
estate management
(performance)

Novaxia Development

Delegated Project
Manager



Managing urban
recycling real estate
projects

2 value creation engines in line with market needs.

ACQUISITIONS OF DISCOUNTED ASSETS AND SEARCH FOR VALUE CREATION THROUGH 2 LEVERS

2. THE IMPROVEMENT OF THE EXISTING STOCK

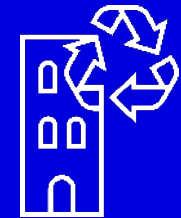
> SUSTAINABLE REAL
ESTATE MANAGEMENT



(with Novaxia Investment)

2. THE CHANGE OF USES OF THE EXISTING STOCK

> URBAN RECYCLING



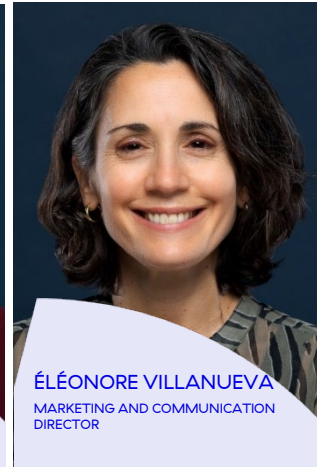
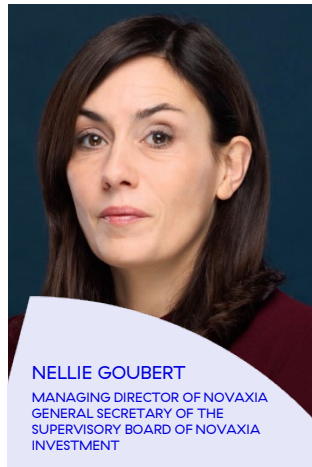
(with Novaxia Investment and Novaxia Development)

Our leadership team.

NOVAXIA



NOVAXIA GROUP



NOVAXIA INVESTMENT

NOVAXIA DEVELOPMENT

Novaxia Group Governance.



Joachim **AZAN**

Joachim Azan holds degrees in accounting expertise, a DEA in Finance from Paris–Dauphine, and a DES in Wealth Management from Clermont–Ferrand. He is driven by a bold vision: to challenge the norm and find value where it's least expected, creating new economic models. In 2006, with experience in auditing and wealth management, he founded Novaxia. His goal was to align the interests of investors with those of key players in the real estate sector. He focused on channeling individual savings into repurposing vacant office spaces into housing. Thus, urban recycling was born. As a trailblazer, Joachim became the first real estate leader to adopt the status of a "mission-driven company" for his group.

Cécile **BRUGÈRE-TRICAULT**

Cécile Brugère-Tricault has nearly 30 years of experience in real estate. A graduate of CentraleSupélec, she began her career in 1996 at Bouygues Bâtiment Ile-de-France — Rénovation Privée as Operations Manager. In 2003, she joined Axa Real Estate, where she worked as Fund Manager and later as Asset Manager. In 2012, she moved to J.P. Morgan AM as Head of Real Estate Asset Management for France and Benelux. In 2015, she joined Prologis, the global leader in logistics real estate. She became Country Manager for France and later expanded to Southern Europe in 2020. As Regional Head for Southern Europe, she managed a portfolio of 7 billion euros in logistics and industrial assets across France, Spain, and Italy. In February 2025, she became CEO of the Novaxia Group.

The organisation of Novaxia Investment.

A governance structure with an Executive Board and a Supervisory Board

THE EXECUTIVE BOARD

The Executive Board proposes and implements the strategy, and manages the company.



MATHILDE KRIEGER

Chair of the Executive Board.

A graduate with a Masters in Management specialising in Market Finance and a Masters specialising in Wealth Management from ESCP, Mathilde Krieger began her career in 2009 at ODDO Banque Privée, then joined La Française to develop the distribution of real estate offerings for major wealth management advisor networks, and finally Theseis as Director of Investments and Private Management. In 2020, she joined Novaxia Investment as Managing Director in charge of savings and was appointed Chair of the Executive Board in September 2024.



GUILLAUME ESTÈVE

Member of the Executive Board.

A graduate with a master's degree in finance, Guillaume Estève, began his career in 2006 in mergers and acquisitions at Société Générale. In 2014, he joined Club Med as Director of Finance and set up LBO financing for the acquisition by the Chinese group FOSUN. He then joined Compagnie de Phalsbourg, as Chief Financial Officer. In 2021, he joined Novaxia as Chief Financial Officer, then became Group Chief Financial Officer in 2022. He was appointed member of the Executive Board of Novaxia Investment in 2024.



GUILLAUME PINLON

Member of the Executive Board.

Graduated from ESTP and the Master's degree in Real Estate Management at Paris-Dauphine University, Guillaume Pinlon began his career in 2007 at Archon Group, where he worked on pan-European portfolios, specializing in financial modeling and debt management. In 2010, he joined AEW Europe, serving as an Asset Manager and Fund Controller for vehicles invested in Central Europe. Starting in 2012, at Grosvenor Fund Management, he handled transactions in France before leading, from London, the sourcing and execution of investments in the UK and Nordic countries. In 2017, he joined BNP Paribas REIM, where he managed a real estate investment trust (SCPI) of over €4 billion invested in France and contributed to the launch of a pan-European institutional impact fund. In 2022, he joined Novaxia Investissement as Director of Fund Management. He was appointed to the executive board in 2024.

The governance of Novaxia Investment.

THE EXECUTIVE BOARD

proposes and implements the strategy, and manages the company.



Mathilde KRIEGER
Chair of the Executive Board



Guillaume ESTÈVE
Member of the Executive Board



Guillaume PINLON
Member of the Executive Board

THE SUPERVISORY BOARD

appoints the Executive Board, approves the strategy and exercises continuous oversight over the management, without interfering.



CECILE BRUGÈRE - TRICAULT
Chair of the Supervisory Board



NELLIE GOUBERT General Secretary of the Supervisory Board



CHRISTIAN CLERET
Member of the Supervisory Board



DANIEL COLLIGNON
Member of the Supervisory Board



PIERRE DUCRET
Member of the Supervisory Board



THIBAUD DURAND
Member of the Supervisory Board



ALAIN GOSSELIN
Member of the Supervisory Board

Novaxia Investment.

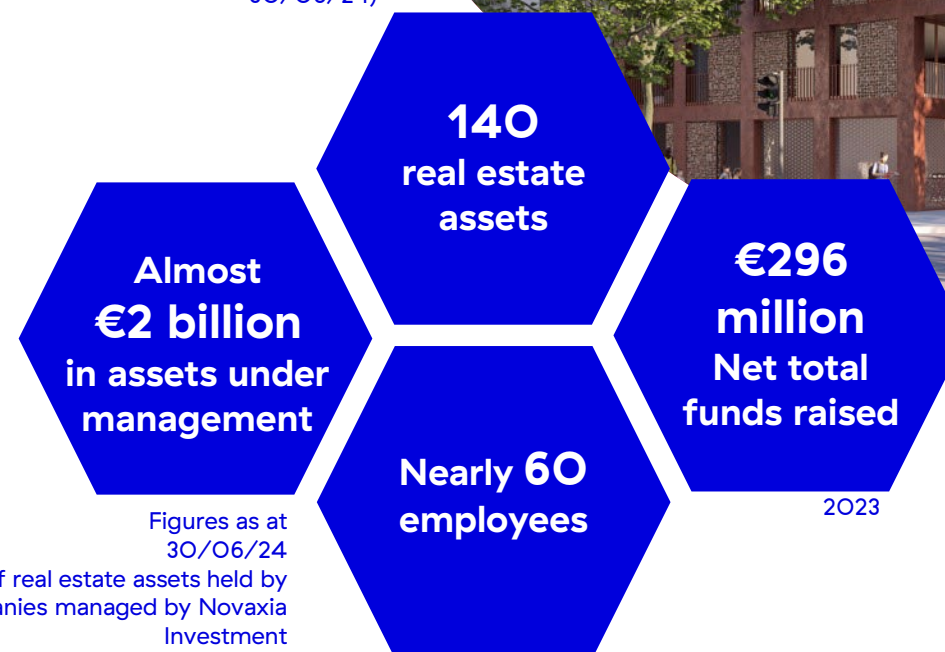
At a glance.

PUTTING PURPOSE TO WORK

Created in 2014, Novaxia Investment, a management company approved by the *Autorité des Marchés Financiers* [Financial Markets Authority], develops real estate development vehicles with the aim of transforming market realities into savings solutions, accessible to both retail and institutional investors.

Novaxia Investment offers **a range of open-ended funds labelled ISR and classified as Article 9 SFDR**, distributed in particular by a network of partners (wealth management advisors, private bankers, mutual insurance companies and insurance companies) and **a selection of club deals**.

(Figures as at 30/06/24)



Figures as at 30/06/24

Total value of real estate assets held by companies managed by Novaxia Investment

Novaxia Investment.

A range of funds to put purpose to work.

SUSTAINABLE REAL ESTATE MANAGEMENT

URBAN RECYCLING




SCPI
NOVAXIA NEO
The SCPI that looks ahead to combine performance and resilience



LIFE INSURANCE & PER
NOVAXIA R
The unit-linked life insurance plan which makes urban recycling its performance lever.



150-O B TER
NOVAXIA ONE
The 150-O B TER fund which makes urban recycling its performance lever.







CLUB DEALS
Investment offer specialised in urban recycling, intended for institutions and Family Offices.

The funds managed by Novaxia Investment present risks, in particular a risk of loss of capital and liquidity risk.

Novaxia Investment.

An innovative and responsible range, labelled ISR and classified as Article 9 SFDR.



	LIFE ASSURANCE AND PER	DIVERSIFIED SCPI	150 O-B TER FUND
	<p>Novaxia R</p> <p>  Since 2021</p> <p>REPUBLIC FRANCAISE</p>	<p>Novaxia NEG</p> <p> Since 2019</p> <p>REPUBLIC FRANCAISE</p>	<p>Novaxia one</p> <p> Since 2020</p> <p>REPUBLIC FRANCAISE</p>
TARGET CUSTOMER BASE	Savers and institutional investors	Savers and institutional investors	High-end business leaders and savers
INVESTMENT STRATEGY	Recycling outdated tertiary real estate assets into future residential assets	Diversified investments (offices, hotels, managed residences, activities, retail businesses) managed with the highest commitment to social responsibility, whose recyclability has been researched.	Recycling outdated real estate assets into future assets
PERFORMANCE OBJECTIVE	<p>5%</p> <p>Non-guaranteed objective net of management fees, gross of life insurance contract & PER fees, given for information only and spread over the recommended 8-year term.</p> <p>Historically: 2021 : 5.08%, 2022: 5.06%, 2023: 2.06%</p>	<p>6%</p> <p>Payout ratio Objective* (non-guaranteed, recommended investment duration of 10 years).</p> <p>Historic payout rate: 2019: 7.26%; 2020: 6.15%; 2021: 6.49%; 2022: 6.33%; 2023: 6.51%</p>	<p>6%</p> <p>Overall annualised performance objective (not guaranteed net of management fees, given for information only and spread over the recommended 6-year term)</p> <p>Historically: 2021: 6.33%, 2022: 6.08%, 2023: 1.01%</p>

Investing in the funds managed by Novaxia Investment should be considered over the long term, and may involve a risk of loss of capital and liquidity risk. Past performance is no guarantee of future performance. Labels are no guarantee of fund performance.

* Payout ratio = This is the ratio between the dividend you will receive and the subscription price: Dividend gross of foreign taxes and net of management fees paid in year N / Reference price at 1 January of year N.

Novaxia Development.

At a glance.

MAXIMISING THE IMPACT ON THE CITY

As delegated project owner, Novaxia Development is responsible for the arrangement and development of urban recycling projects for Novaxia Investment funds, either alone or in partnership with some forty co-developers.

Novaxia Development stands out for its ability to engage in a fruitful dialogue with all stakeholders (elected representatives, owners, investors, lessees, etc.) and to align their interests around projects with high added value.

Experienced with Novaxia Investment funds' strong commitment to being socially responsible (all labelled ISR and classified as Article 9 SFDR), Novaxia Development teams have in-depth ESG experience that allows them to offer sustainable and innovative solutions to their partners.

The subsidiary holds the right to use the mark NF HABITAT HQE – Maturity 2 – Taxonomy profile for housing, which proves that it is committed to producing housing of high environmental quality, respecting European standards of sustainability. This certification ensures quality, transparency and compliance with ecological requirements at each stage of the projects, thanks to the implementation of a Responsible Management system.



(Figures as at 30/06/2024)

About thirty development partners



BATI-PARIS

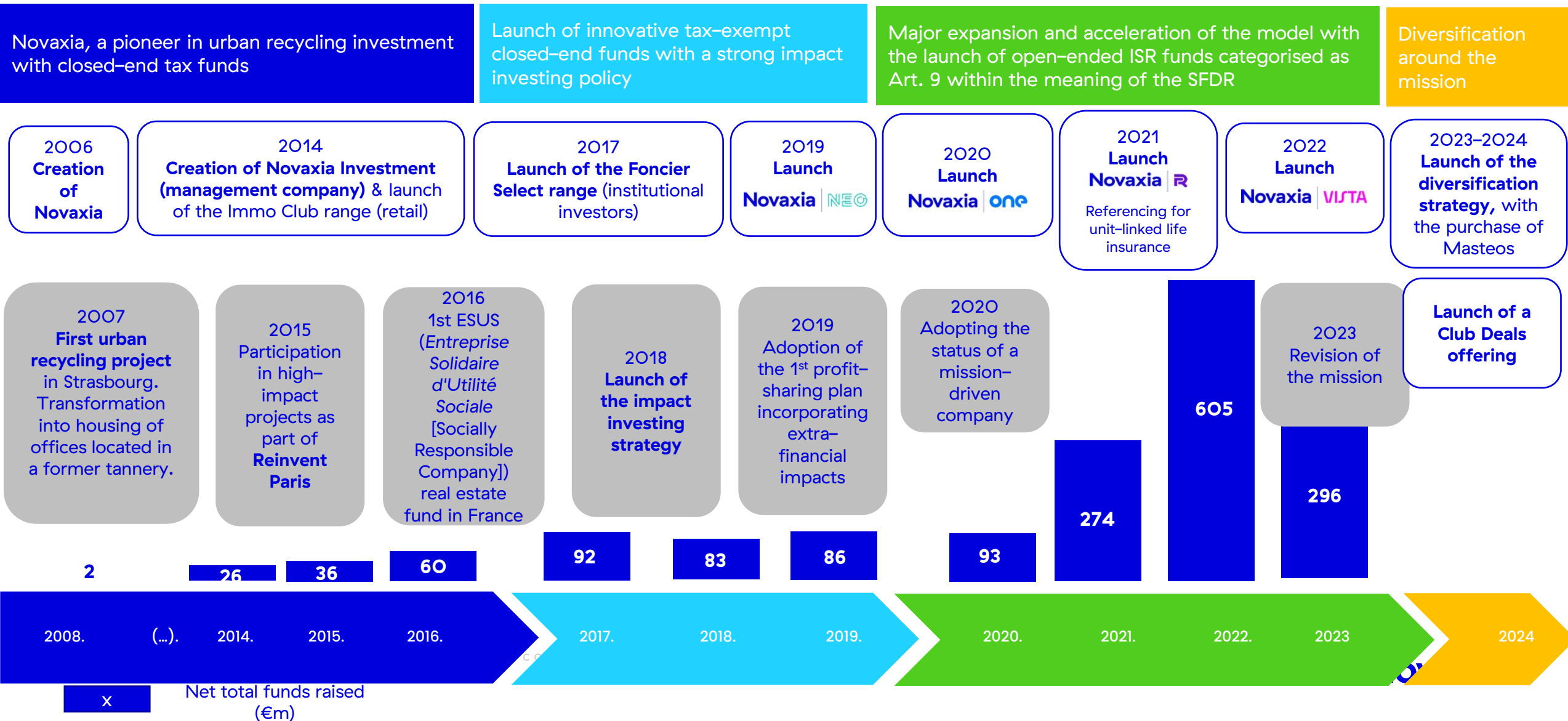


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Novaxia, an innovative pioneer since 2006.





02

URBAN RECYCLING
at the heart of our
approach.

Urban recycling has been our credo for the last 18 years.

Where some see empty offices, we see housing, hotels, mixed-use projects, spaces devoted to life sciences and the list goes on. Using funds we raise from our savers and manage through Novaxia Investment, we acquire outdated tertiary buildings, mainly former offices and recycle them into new living spaces!

Novaxia Investment also acquires investment properties (offices, hotels and managed residences). Their recycling potential is studied as soon as they are acquired to ensure the resilience of the stock.

URBAN RECYCLING

A 3-IN-1 TOOL

- A tool for **matching** the real estate stock with needs.
- A building and neighbourhood-wide **regeneration** tool.
- A lever for **creating financial and extra-financial value**.

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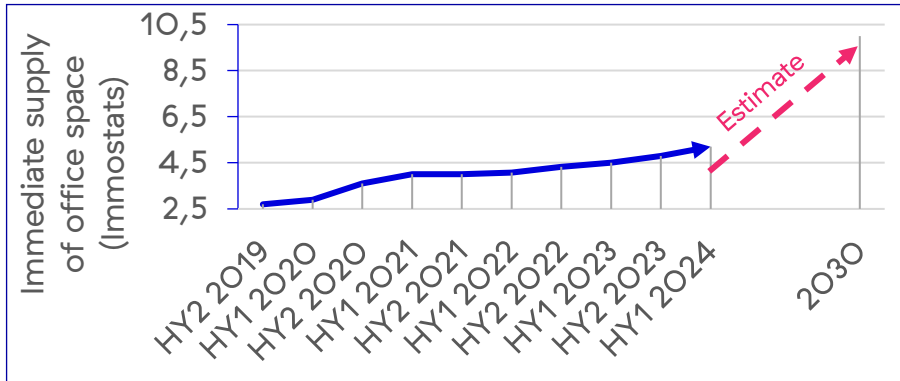
© Jérémie Hourcade



 **Novaxia**

More offices to recycle

A continuously growing urban recycling market



5.2 million m² of vacant offices in Ile de France

= nearly 10% of the stock (ORIE (Observatoire régional de l'immobilier d'entreprise [Regional Commercial Real Estate Monitor])

+92% immediate supply vs. pre-Covid as of Q3

+ 2.13 million m² of new offices expected by 2025

(EIF (Institut de l'Épargne Immobilière et Foncière [Institute for Real Estate and Property Savings])

Doubling of the stock of empty office space within 3 to 5 years

An ever-increasing need for housing

A booming urban recycling market

IN PRODUCTION, AN ANNUAL HOUSING DEFICIT THAT INCREASES YEAR ON YEAR

- Approximately **340,000*** administrative authorizations for new housing were granted between November 2023 and October 2024, representing a 10.5% decrease compared to the previous 12 months and a 27% decline compared to the 12 months preceding the 2020 health crisis.
- An estimated need for housing creation in France of **370,000 to 520,000** housing units per year according to sources**.

*Source : Ministères Territoires Ecologie Logement

**Sources: Court of Auditors, Federation of Real Estate Developers, Social Union for Housing



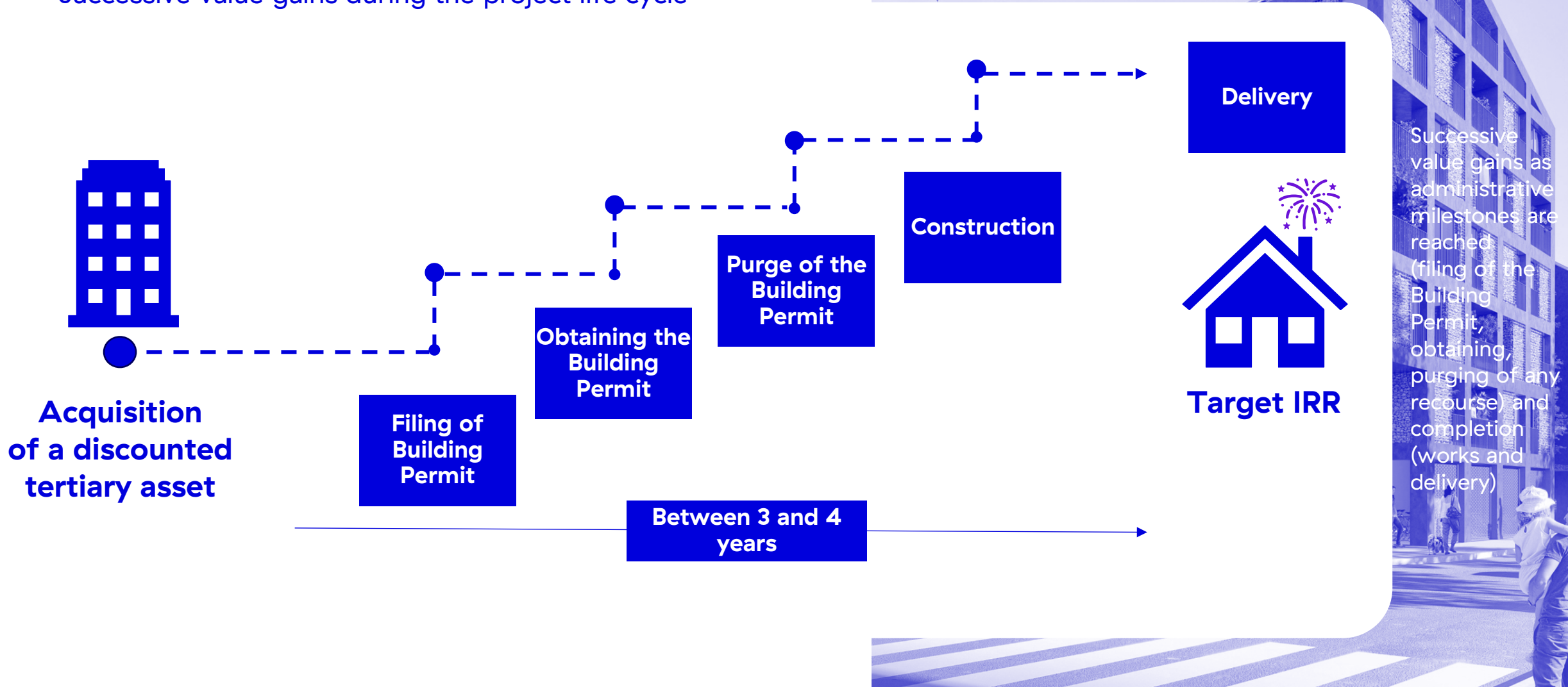


Urban recycling: a complete value chain enabled by Novaxia and its subsidiaries.

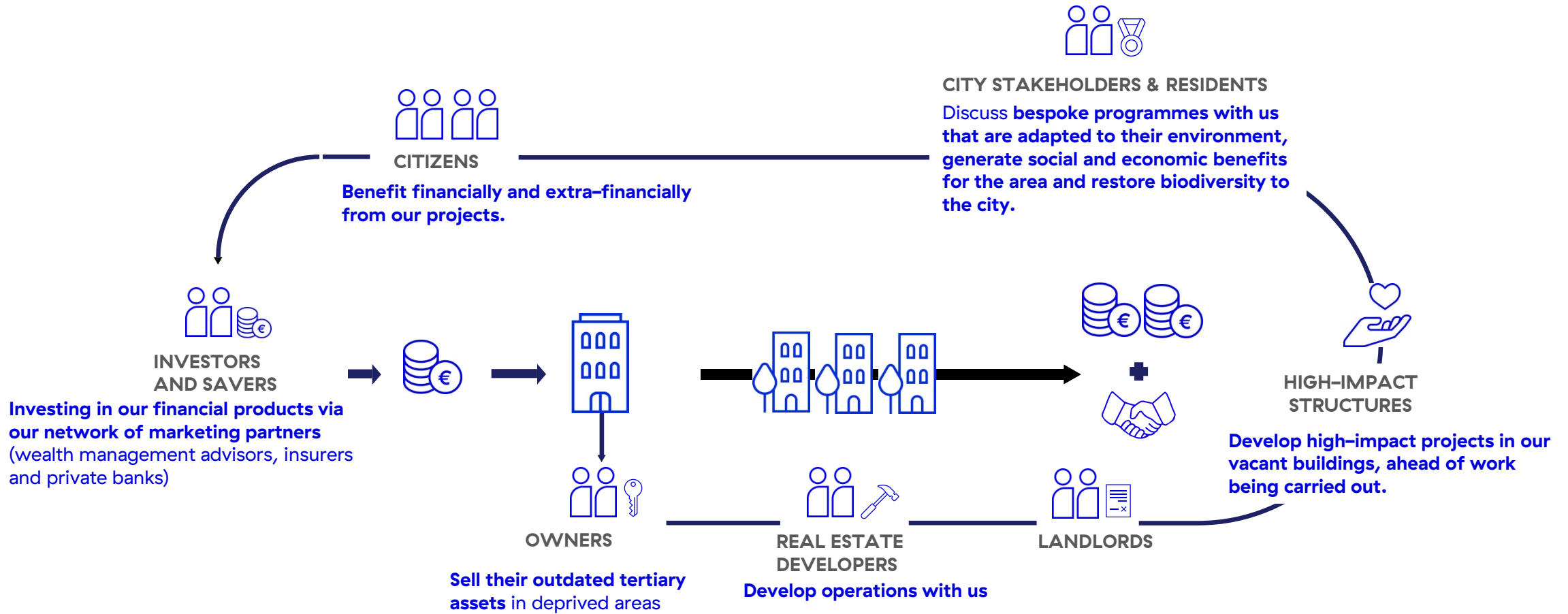
*compared to a purchase with a Building Permit, there is an administrative risk, such as the postponement of/failure to obtain an administrative permit.

Urban recycling: a value-creating process

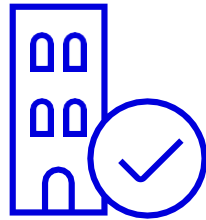
Successive value gains during the project life cycle



The urban recycling ecosystem mobilised by Novaxia.

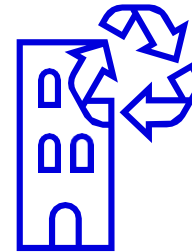


Dealing with the different timeframes involved in urban recycling with our range of specialised funds.



Vacant assets
to be immediately
recycled

Immediate recycling



Medium-term leased assets
to be recycled at the
end of the lease

Recycling < 5 years



03

**SUSTAINABLE REAL
ESTATE
MANAGEMENT**
of our investment assets.

Sustainable real estate management.

A proactive policy of investment and management of our investment assets.

A HIGH LEVEL OF COMMITMENT TO BEING SOCIALLY RESPONSIBLE



A range of funds
100% labelled ISR
and Article 9 SFDR

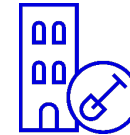


A CLEAR, SUSTAINABLE INVESTMENT OBJECTIVE



Transition energy-intensive tertiary real estate by combining energy renovation and sustainable building operation. The objective: align 100% of investments on a trajectory compatible with the Paris Agreements.

A “BEST IN PROGRESS” APPROACH



Investments in our current and planned investment assets over the next few years to implement climate improvement actions

INVESTING IN THE ENVIRONMENTAL QUALITY OF INVESTMENT ASSETS CONTRIBUTES TO ACHIEVING THE OBJECTIVES OF:



RESILIENCE

by limiting environmental obsolescence over time



PERFORMANCE

via tenant loyalty

Sustainable property management.

Invest in the environmental quality and resilience of our investment assets.

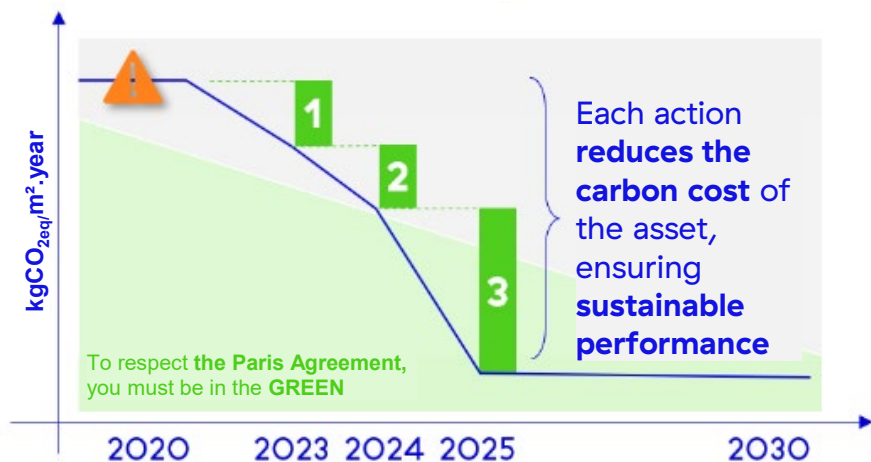
3 PILLARS:

1. Know and optimise energy consumption

2. Manage energy consumption

3. Decarbonise the energy source

Example of carbon trajectory of a transitioned Novaxia asset | **NEO**



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Sustainable property management at work with our partner IQ Spot: find out more



Sustainable property management applied to an asset.

The example of an office asset located in Montpellier, acquired in 2023.

ACTIONS PLANNED OVER THE NEXT 2 YEARS

2024

- Optimising the uses of energy systems according to the seasons
(Building Technical Management)

2025

- Renovation of heat pumps with more efficient new generations

Estimated result: an asset maintained among the 15% of the best performing assets according to the OID (Observatoire de l'immobilier Durable [Sustainable Real Estate Monitor]) barometer*

*Barometer of Energy and Environmental Performance of the Sustainable Real Estate Monitor.

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*Labels are no guarantee of fund performance.



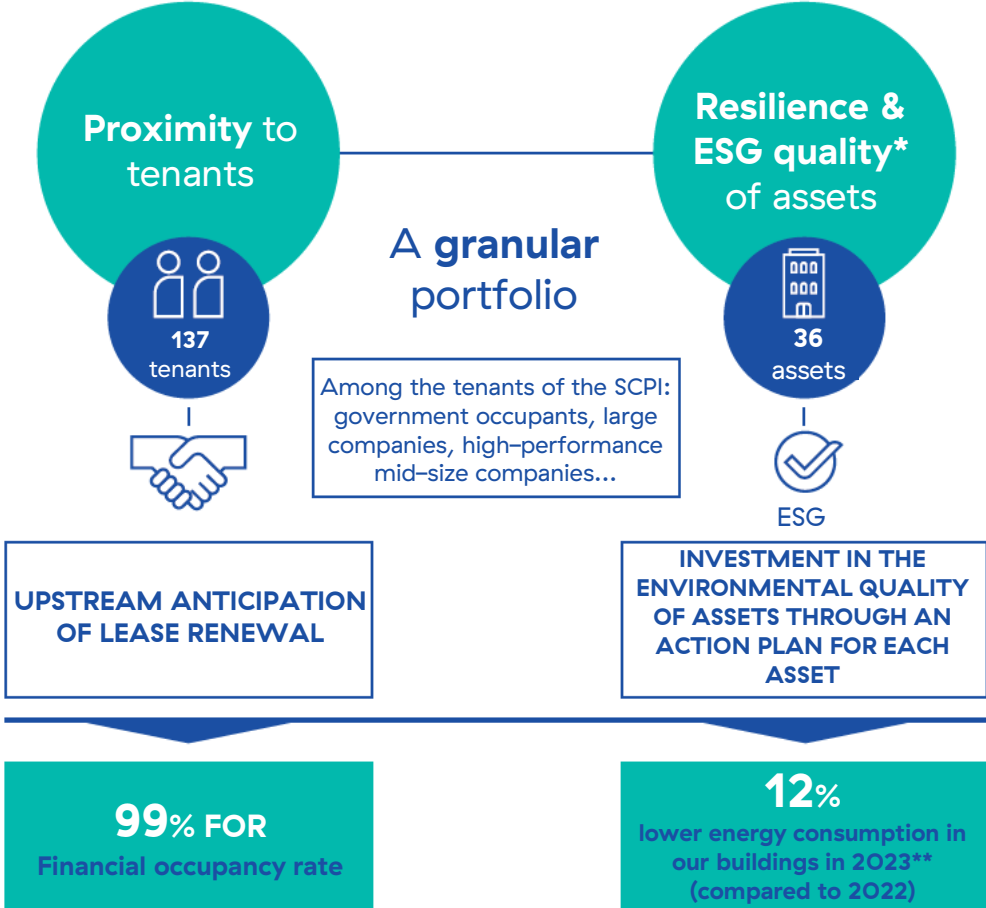
Classification
Article 9 SFDR



Asset of Novaxia NEO © Catella Property Consultants. All rights reserved

Proactive and sustainable asset management.

The strategy of SCPI Novaxia NEO.



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*ESG: environmental, social and governance
**70% equipped, 100% planned for 2024



04

Our mission.
Our commitments.

Empowering people to transform the city in a sustainable way..

This is our mission.

In 2020, we become the **leading mission-driven company in the real estate sector**. In 2023, we are enhancing our mission and our extra-financial contribution objectives, in order to measure and monitor the different aspects of our positive impact more effectively.

6 COMMITMENTS

E

Developing low-carbon real estate



We are transitioning outdated and vacant real estate into low-carbon real estate.

Promoting biodiversity



We are returning land to its natural state by reintegrating biodiversity.

S

Promoting socially-responsible real estate



We provide a real estate solution to high-impact stakeholders, through socially-responsible, temporary and permanent urban development.

Tackling societal issues



We design and distribute funds that tackle societal issues through our network of partners.

G

Rallying forces for change



We raise awareness and involve as many people as possible in the issues we are tackling.

Fully engaging Novaxians



We integrate impact into every stage of our value creation chain and consequently into all our activities.

Our approach to sustainable real estate.

Climate and biodiversity.



RETURNING TO NATURE

The funds marketed by Novaxia Investment have a positive overall ZNL track record (Zero Net Loss of green spaces). Our projects promote the creation of green spaces and the reintroduction of biodiversity on areas that have already been urbanised. There are **115,000 m² being returned to nature, more than 7x the surface area of the grass in the Stade de France.**

(Figures as at 30/06/2024 – Scope: all funds)

ENERGY EFFICIENT



Through a sustainable real estate management approach

Novaxia Investment improves the energy efficiency of its buildings under management:

- By supporting the occupants to optimise their energy consumption,
- By improving buildings.



LOW CARBON

An urban recycling project **reduces CO₂ emissions by 20%** compared with a conventional urban sprawl development over the entire life cycle of the building (50 years).

*Source: ARP Astrance, based on Novaxia data covering scope 1, 2 and 3.



On urban recycling projects

On average, a development project is **65% more energy efficient** than the previous building.

ACTUAL



Novaxia
Développement

**Certified NF Habitat HQE –
Maturity 2 – Taxonomy
profile for housing!**

Through this approach, the subsidiary is committed to producing housing of high environmental quality, respecting European sustainability standards. This certification ensures quality, transparency and compliance with ecological requirements at each stage of our projects, thanks to the implementation of a Responsible Management system.

Our approach to sustainable real estate.

Examples.



A LOW-CARBON PROJECT THAT RESTORES BIODIVERSITY – PUTEAUX (92)

Perfect illustration of a project to recycle offices into 117 homes, a showcase of our sustainability approach:

Restoration of biodiversity

- 657 m² of open land recreated within city limits, or 19% of the plot
- 1,145 m² of green spaces in total, creating a cool oasis
- Implementation of facilities for fauna and flora (bird houses, insect hotels, bat houses, etc.)

Low carbon

- Carbon impact of energy reduced by more than 80% compared to the maximum threshold of RE2020, thanks to an efficient package and all-electric heat pumps (DPE (Diagnostic de performance énergétique [Energy Efficiency Assessment]) A)
- Optimisation of the carbon impact of construction materials through the conservation of existing infrastructure and the choice of materials with equivalent function but lower carbon weight
- Potential 60% reduction in carbon emissions from user travel compared to an urban sprawl project thanks to proximity to public transport and equipment for bicycles and electric vehicles

Targeted labels and certifications

- NF HABITAT HQE ~ High Environmental Quality
- Alignment with the European Taxonomy
- RE2020 threshold 2025



DECARBONISING EXISTING REAL ESTATE – Versailles (78)

Novaxia Investment aims to reduce carbon emissions on all of its assets under management to align funds with the Paris Agreement, which aims to limit the increase in average temperatures to between 1.5°C and 2°C.

Thanks to proactive asset management, this office building rented to 5 tenants has:

- Reduced CO₂ emissions by 80%, in particular by replacing the gas boiler with heat pumps
- Optimised its energy consumption thanks to the installation of smart sensors allowing building users to monitor their consumption in real time.

Our approach to **socially-responsible** real estate.

Making use of vacancy.



TRANSITIONAL URBAN PLANNING

Novaxia Investment is committed to an active, **socially-responsible approach to real estate**, which consists of making vacant buildings awaiting building work useful, making **premises available for several months to socially responsible and high-impact stakeholders, such as associations, Social and Community-based Economy businesses, artists' collectives and craftspeople.**



LONG-LASTING REAL ESTATE

Looking to take this a step further, through its Fair-Finansol accredited funds, Novaxia Investment is developing a **long-lasting, additional supply of real estate** by buying premises to be used by community-based workers at a discounted rent compared with market rates.

For example, a partnership between Novaxia and the Hospitals of Paris has been set up to offer discounted rental housing to healthcare workers in the heart of the city. A building of about twenty apartments in the 15th arrondissement has therefore been made available.



Our approach to socially-responsible real estate.

Some examples of temporary socially-responsible occupancy.



Socially-responsible flea market
Secours Populaire — Colombes (92)



Street-art exhibition
Bayah Design — Toulouse (31)



Socially-responsible apartment-sharing
Caracol — Toulouse (31)



Training centre
BRI — Rueil (92)



Socially-responsible and cultural third place
La Croisée — La Rochelle (17)



Emergency accommodation
Secours Populaire — Beausoleil (06)

In 2023:

17
Socially-responsible
occupancy activated.

66,000 m²
dedicated to innovative and
impactful actions.

164,000
beneficiaries of these



05

ICONIC PROJECTS (a selection).

Our track record in urban recycling.



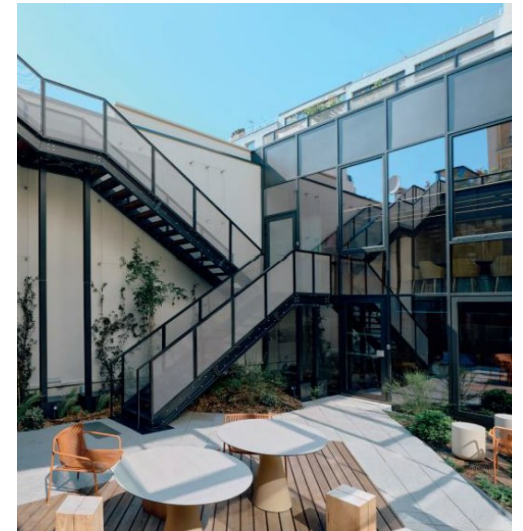
Housing



**Co-living
Hospitality
Managed residences**



**Mixed-use
programs**



**Collaborative Spaces
Offices
Campuses**

HOUSING

Art & Mix.

Paris 20th
arrondissement.

TYPE: HOUSING

DELIVERY: 2020

1,900 M²

This beautiful example of elevation and restoration has made it possible to recycle an old art deco style office building into 37 units. At the request of the Architectes des Bâtiments de France, the architect maintained as many of the building's architectural features as possible, such as the façade, the handrail on the ground-floor staircase and the mosaic floor. The Minister of Housing at the time, Julien Denormandie, welcomed the operation, for which he came to lay the first stone.

Before



After

Terrasse Avenue.

Saint-Maur-Des-Fossés, 94.

Before



TYPE: HOUSING

DELIVERY: 2023

7,800 M²

This project, 100% carried out by Novaxia Development, recycles old warehouses into 123 homes, including 37 social housing units. Ideally located near the RER A train, it was fully marketed to I3F. Certified NF Habitat HQE, the building meets high environmental requirements for the social housing part, and promotes biodiversity thanks to more than 1200 m² of recreated open land, or 30% of the plot. Plant developments (orchard, shared garden) promote awareness and bonds between the inhabitants and nature.

The site enabled 10 people to find employment.

After



Boréales.

Clichy, 92.

TYPE: HOUSING

DELIVERY: 2024

25,000 M²

Produced in co-development with COGEDIM and SERPI, the project develops 306 family homes over 25,000 m² of floor area, on the site of former offices, workshops and storage spaces. This high-end residential programme, designed by Jean-Michel Wilmotte, has been designed to promote the well-being of residents. The flats are light and airy, with large glazed windows and balconies overlooking private gardens. The building is located near public transport, schools and shops. Some of the apartments extend to rooftop terraces with stunning views over Clichy and Paris.

Project supported by the Novaxia ONE fund, managed by Novaxia Investment.

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A L

Before



After



Cadiot.

Maison Alfort, 94.

Before



TYPE: HOUSING

PLANNED DELIVERY: 2025

9,300 M²

Ideally located 10 minutes from metro line 8 and the RER D train, these former business premises have been recycled into 137 homes, certified NF Habitat HQE. 13% of the initial plot has been returned to nature, thus promoting a return to biodiversity. Several original elements have been reused on and off site. The project was designed by ARCAS Paris and Yann Fraysse Architecture.



Galerie Perreti.

Neuilly-sur-Seine, 92.

Before



TYPE: HOUSING

PLANNED DELIVERY: 2025

4,600 M²

Developed by the architectural firm ORY.architecture, Galerie Peretti is the successor to an obsolete car garage and provides 39 housing units for acquisition managed by Bouygues Immobilier and Novaxia, including 9 available through division and 17 social housing units managed by Seqens. Located in one of the most popular municipalities in Ile-de-France, this project will promote social diversity.

Project supported by the Novaxia ONE fund, managed by Novaxia Investment.

After



Landy.

Aubervilliers, 93.

TYPE: HOUSING

PLANNED DELIVERY: 2026

7,100 M²

3,600 m² of former warehouses and offices located in the heart of Aubervilliers, a few minutes from the Town Hall, will be recycled into more than 7,000 m² of housing. This residential operation of 97 housing units, developed in co-development with Bati Paris, is being decontaminated and materials recovered for off-site recycling. 20% of the site is also being returned to nature.

Project supported by the Novaxia R fund, managed by Novaxia Investment.

Before



After



**CO-LIVING
HOPITALITY
MANAGED
RESIDENCES**

Hotel La Poste du Louvre.

Paris 1st arrondissement.

Before



TYPE: HOSPITALITY

DELIVERY: 2021

6,000 M²

In 2014, Novaxia Investment and the Laurent Taïeb Group (GLT) jointly won the tender to operate the hotel part of Poste Immo's Poste du Louvre building, which had been completely renovated and refurbished with Dominique Perrault at the helm.

The Madame Rêve hotel and its restaurants, which were entirely designed, fitted out and operated by GLT, opened their doors to the public in 2021. The two partners contributed the investment to open a 5-star hotel with two restaurants and a green panoramic roof offering the finest views over the capital. In 2023, Novaxia Investment sold its shares in the La Poste du Louvre hotel to GLT – Groupe Laurent Taïeb, representing 50% of the hotel business.

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A L

After



Casa Barbara.

Levallois Perret, 92.

Before



TYPE: RETIREMENT RESIDENCE

DELIVERY: 2022

6,600 M²

Under a development contract with Demathieu Bard Immobilier, Novaxia Investment delivered an avant-garde, innovative living space in Levallois that disrupts conventions for senior housing, instead of offices that have become obsolete. This next-generation residence with 110 flats and more than 6,600 m² of floor space, has been designed to optimise resident well-being by providing facilities that have previously been unavailable in serviced senior accommodation. This concept was set up and run by Korian, a company that is committed to promoting the well-being of senior citizens, and Trigano, a well-known designer of accommodation that is both warm and convivial.

This project is supported by the Novaxia ONE fund, managed by Novaxia Investment.

After



Jo&Joe.

Paris 20th arrondissement.

TYPE: HOTEL

DELIVERY: 2021

6,000 M²

This project, winner of the “Reinvent Paris” competition, recycled wasteland on Rue de Buzenval, near the Place de la Nation. This building, constructed with a wooden frame, has been transformed into a youth hostel with private and shared rooms, a green rooftop as well as a bar and restaurant. This place, open to the city, created in partnership with Jo&Joe (Accor group), is a real meeting point between tourists but also residents, associations, merchants and cultural centres of the district.

Before



After



Maison Cassandre.

Paris 17th arrondissement.

TYPE: HOTEL

DELIVERY: 2024

1,250 M²

Developed by the Novaxia and Centaurus Groups, the 4* Maison Cassandre boutique hotel offers 37 spacious and elegant rooms, equipped with the latest technologies, some of which offer breathtaking views of Paris. Each of them is decorated in the Art Deco style. Originally, the land was developed and occupied by ageing businesses. This operation, carried out by the Serau architecture firm, has filled a gap and harmonised the built frontage of the avenue. In accordance with its commitments as a mission-driven company, Novaxia has returned a quarter of the plot (130 m² on 500 m²) to nature, in order to allow nature to return to the city. The garden, designed by landscaper Les Jardins de Gally, is supplied with rainwater and domestic hot water is produced by solar panels.

Before



After



Karma.

Rueil-Malmaison, 92.

TYPE: HOTEL RESIDENCE

PLANNED DELIVERY: 2026

4,600 M²

This large-scale “Build-to-Rent” operation recycles 10,000 m² of obsolete offices, vacant since 2019, into a hotel residence of more than 450 accommodation units with a surface area of 19,000 m². Developed on behalf of NATIF Asset Management, investor and future operator, this complex technical project brings real added value to the territory. The delivered building will comply with RE2020 regulations for collective housing and will target BREEAM Very Good and NF Habitat HQE 7 star certifications as well as the BIODIVERCITY label. In addition, the 3 existing basement levels will be preserved and at least 85% of the waste will be recycled.

Project supported by the Novaxia R fund, managed by Novaxia Investment.

Before



After



MIXED-USE DEVELOPMENTS

Eterna.

Bordeaux.

TYPE: MIXED USE

DELIVERY: 2023

5,050 M²

Created in co-development with ID&AL group, this mixed housing/office building results from the recycling of an obsolete car garage in the Meriadeck district. This ambitious, eco-responsible building focused on architectural quality and integration into the environment. Previously the site was completely built over, but it now has 500m² of open land, making an active contribution to restoring biodiversity, reducing heat islands and absorbing water in the heart of Bordeaux.

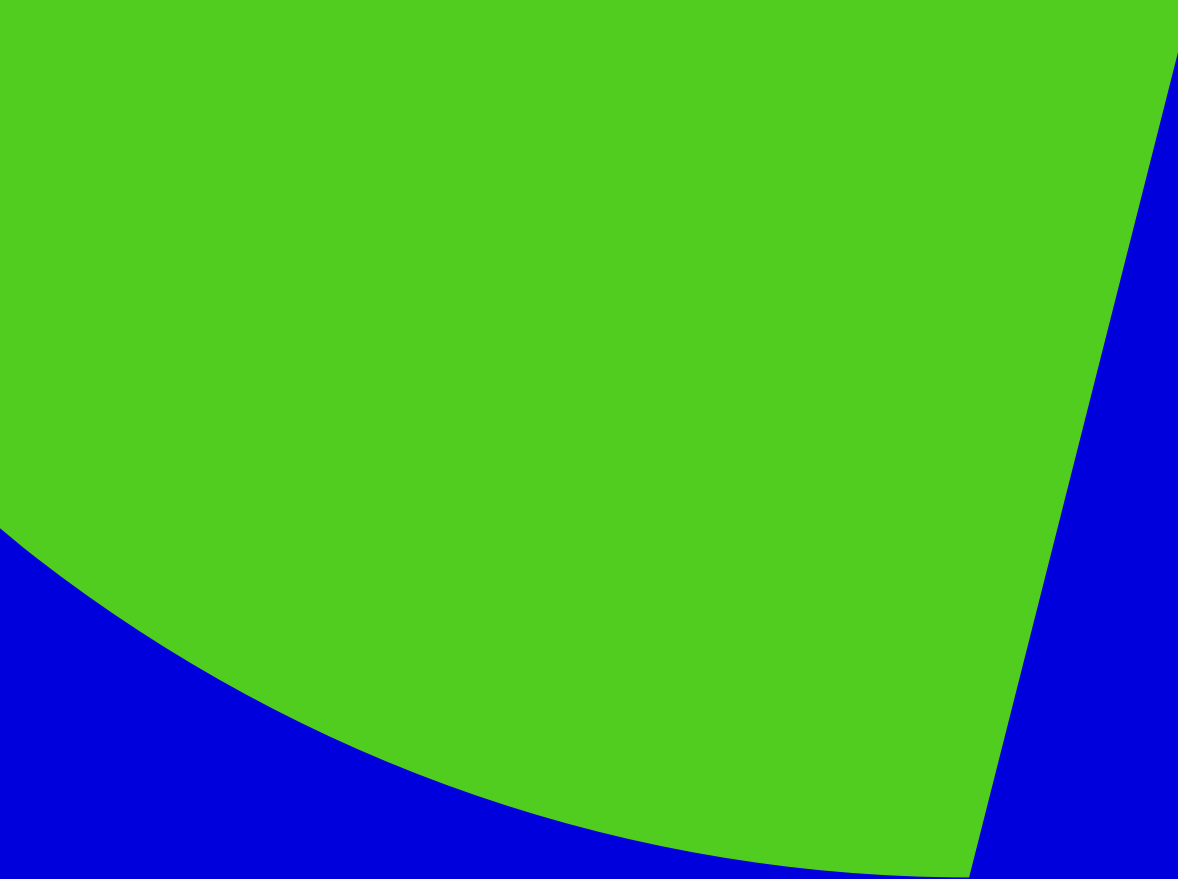
Project supported by the Novaxia ONE fund, managed by Novaxia Investment.

Before



After



A large, bright green curved shape that starts from the top left and curves downwards and to the right, ending near the center of the page.

OFFICES CAMPUSES

Nanterre INPI.

Nanterre, 92.

TYPE: OFFICES

DELIVERY: 2021

5,400 M²

Located in the heart of the city of Nanterre, close to the regional railway and the public transport network, the former INPI headquarters had been vacant since 2016. It was completely decontaminated and any asbestos removed before being recycled. The new office covers more than 5,400m² spread over seven floors. The concrete structure was mostly preserved for the new construction. This process reduced CO2 emissions by 60% compared to a new ex nihilo construction (370 tonnes). The CALQ agency was in charge of the architecture part of the building as well as the project management.

Before



After

ARO.

Paris 11th arrondissement.

Before



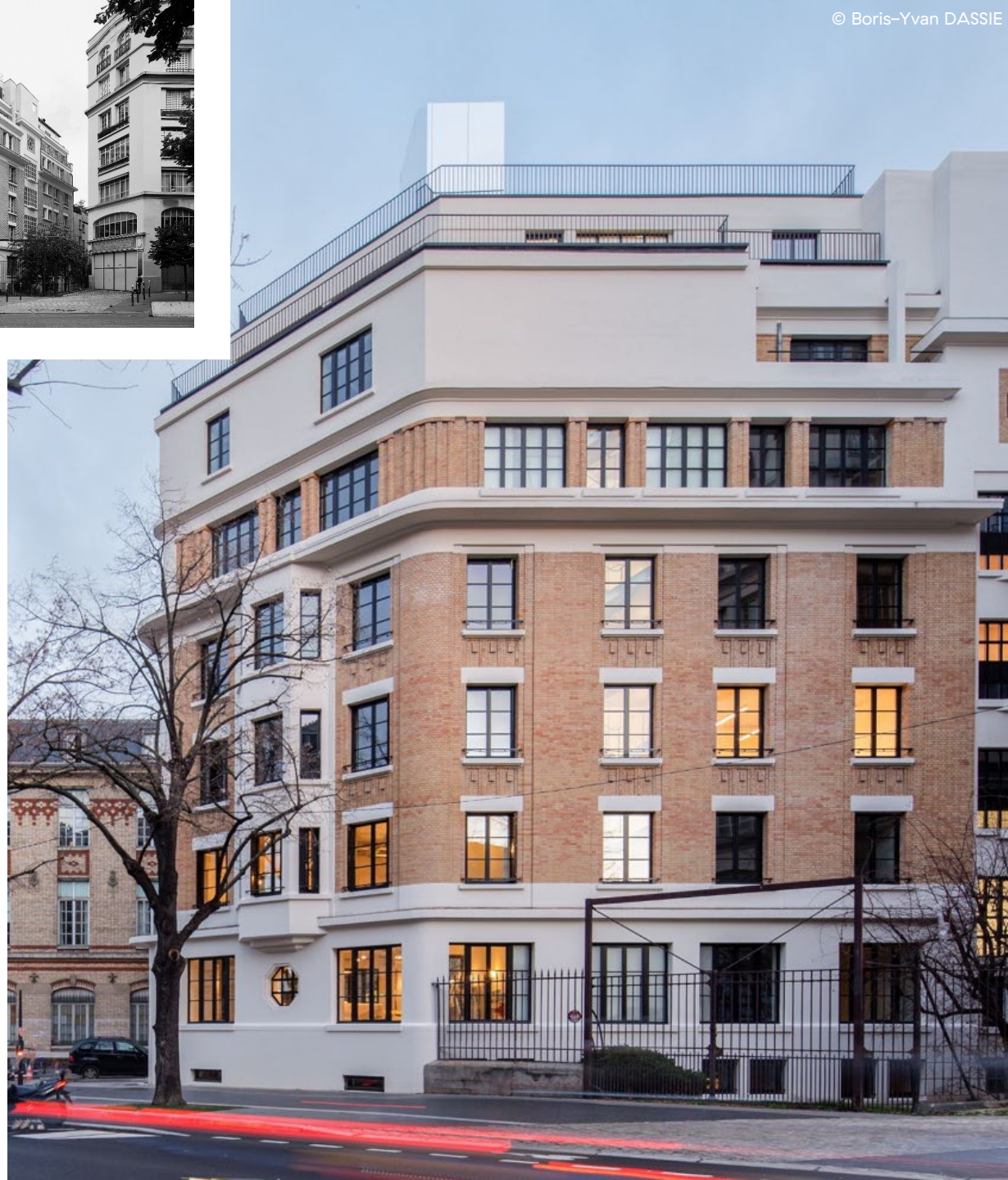
TYPE: GRADUATE SCHOOL

DELIVERY: 2023

2,000 M²

This former clinic/school is now being adapted for use as a coworking space and a graduate school. The interior spaces are flexible and carefully designed, offering a view of Paris as you move up the floors. The panoramic terrace overlooking the city's monuments is the building's flagship element. The ARO is a building with a strong identity, offering various activities. ERP 3: 500 people.

After



Hôtel-Dieu.

Paris 1st arrondissement.

TYPE: LIFE SCIENCES

PLANNED DELIVERY: 2029

20,000 M²

The New Hôtel-Dieu will be a flagship Life Sciences building, and is the winner of the competition launched by AP-HP (*Assistance publique-Hôpitaux de Paris* [Paris Public Hospitals]) and Paris City Hall. The project, covering almost 20,000 m², will have three key aspects: social, economic and health. This major refurbishment is designed to “break down the walls between the hospital and the city” and will be home to Europe’s first Life Sciences incubator. Fifty or so of the most innovative companies in the biotechnology and medical technology sectors will be housed in this ground-breaking project which is being undertaken in partnership with Biolabs and the AP-HP.





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