



An exceptional year

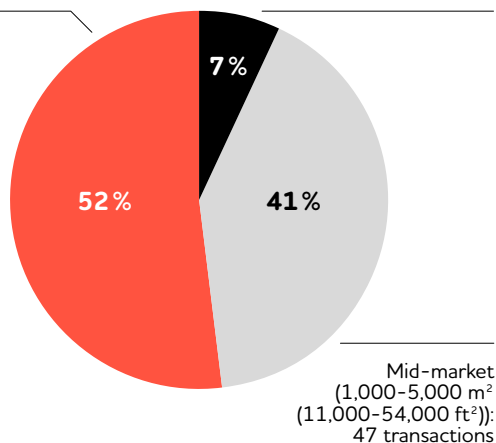
114 rental transactions in 2024!

La Défense achieved a historic year for rental transactions, recording the most of any year since its creation. This positive trend is also reflected in terms of volume: with 211,200 m² (2,270,000 ft²) under lease, take-up is 14% higher than the 10-year average and 60% higher than in 2023.

**TAKE-UP
IN NUMBER OF TRANSACTIONS**

Small and medium-sized
($< 1,000 \text{ m}^2$ 11,000 ft²):
59 transactions

Large-scale
($> 5,000 \text{ m}^2$ (54,000 ft²)):
8 transactions

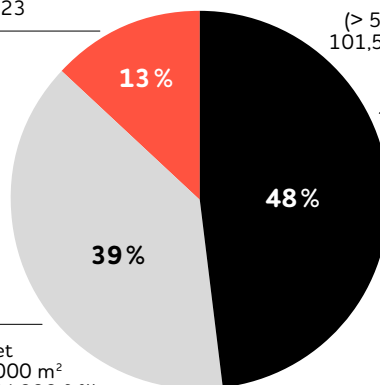


**TAKE-UP
IN VOLUME**

Small and medium-sized
($< 1,000 \text{ m}^2$ 11,000 ft²):
27,500 m² (296,000 ft²)
-3% vs. 2023

Large-scale
($> 5,000 \text{ m}^2$ (54,000 ft²)):
101,500 m² (1,100,000 ft²)
doubled vs. 2023

Mid-market
(1,000-5,000 m² (11,000-54,000 ft²)):
82,200 m² (885,000 ft²)
+50% vs. 2023



MARKET TRENDS

A third of leases were signed by companies from outside the district (Elis, Saipem, SMI, etc.). The market within La Défense remains buoyant, as illustrated by Deloitte's 8,000 m² (86,000 ft²) acquisition in the Majunga tower. Renters strongly prefer new and refurbished properties. With new and refurbished buildings

such as Hekla, Landscape, Emblem, Silver Island, Altiplano, Lightwell, Hopen and Ariane, as well as "second-hand" properties offering a range of services, like Coeur Défense, CBX and Légende, the La Défense real estate portfolio is expected to remain attractive to businesses.



2024 REVIEW

Take-Up:

211,200 m² (227,000 ft²) leased
and 114 transactions
+60% vs. 2023
+14% vs. 10-year average 2014-2023

Average Face Rent (in €/m²/year VAT excl.):

- Prime Rent: €550/same value as Q4 2023
- New, refurbished: €544/+8.7% vs. Q4 2023
- Second hand, renovated: €456/+18.5% vs. Q4 2023

Immediate Rental Supply:

End of 2024: 524,000 m² (5,640,000 ft²)
-3.0% vs. end of 2023
34% of spaces is new or refurbished

Vacancy Rate: 14.3 %

-0.5 points vs. end of 2023
+0.5 points vs. end of September 2024

Average Support Rate:

39.3% in Q4 2024
+3.4 points vs. Q4 2023
-0.9 points vs. Q3 2024

LARGE-SCALE

> 5,000 m² (54,000 ft²)

With 101,500 m² (1,100,000 ft²) leased, the district has reasserted itself in the high-volume sector historically associated with the area. Eight transactions, including five from outside the district, notably Oddo, which left Clichy to become an owner-occupier with the acquisition of the Le Palatin building.



Kupka building



Emblem tower



Landscape building



Landscape building



Le Palatin building



Hyfive building



Majunga tower

Confidential : CB3 building

MID-MARKET

1,000-5,000 m² (11,000-54,000 ft²)

This historically dynamic sector outperformed in 2024. While companies such as Tetris and Transatel demonstrated their confidence in the area by remaining in La Défense, this segment also attracts companies from a variety of geographical origins.



Watt building



Voltaire tower



Légende tower



Cœur Défense complex



Aurore tower



CBX tower



Egho tower



Trinity tower

Examples of 2024 mid-market rental transactions:

CAREER MOVES

Alexandre Brugère

took over from Laurent Hottiaux as Hauts-de-Seine Prefect on November 18, 2024.

Aurélié Faitot

succeeded Xavier Gruz as EOLE Project Director in January 2025, to oversee the second phase of the RER E westward extension.

Solène Poisson

has been appointed Managing Director of Asset Management Offices & Mixed-Use Projects at Unibail-Rodamco-Westfield, where she was previously Director of Leasing & Marketing Offices - Continental Europe.

Employee satisfaction is *on the rise!*

Every year since 2013, Paris La Défense has conducted a survey of the site's employees to gauge satisfaction and their expectations for the district.



In 2024, 1,086 La Défense employees were surveyed by the Viavoice* research and polling institute. Paris La Défense sought to gather the opinions of a representative sample of the area's 200,000 employees on topics such as sociality, accessibility, cleanliness and the district's development. Key findings of the 2024 survey.

67%
of managers stay for
6 years on average

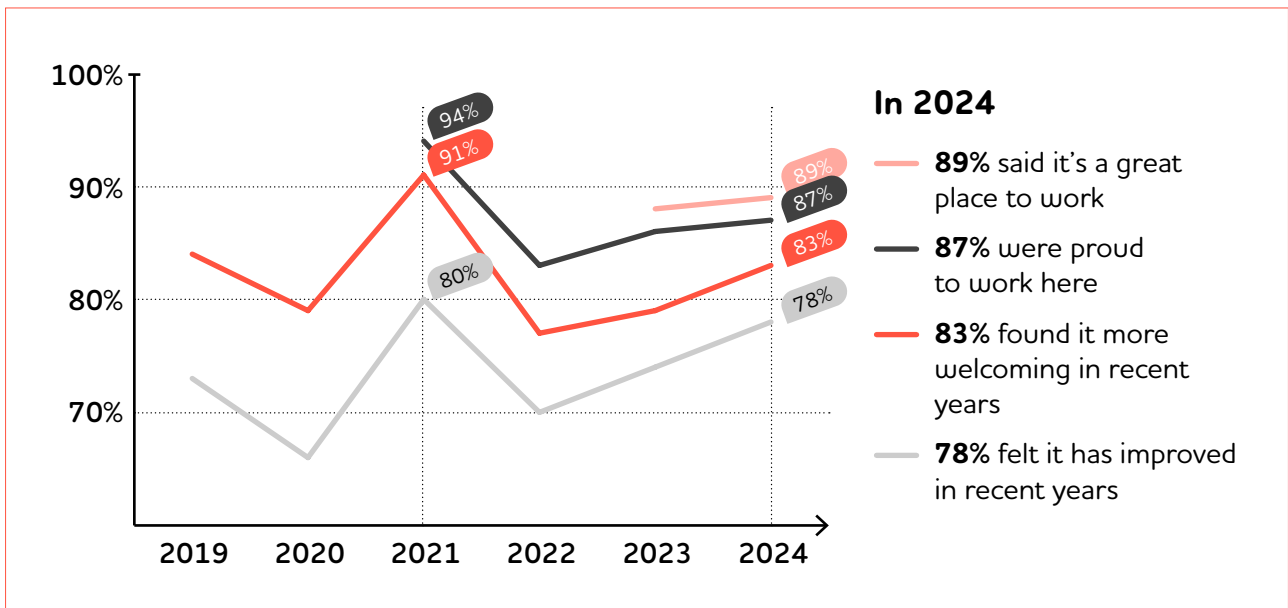
1 in 3
employees
work remotely
2 days per week

*The survey was conducted by the Viavoice research and polling institute for Paris La Défense between October 14 and November 12, 2024.

OVERVIEW


A SUCCESSFUL TRANSFORMATION OF THE DISTRICT


The district's ongoing transformation, diversification and revitalization efforts are paying off. Out with the aging, monofunctional district. The modernization of public spaces, the planting of greenery and the introduction of an events season have changed users' perceptions of the area.




83% of employees find the district more social, with events like the Garden Parvis on the La Défense parvis

The district's three key assets

53% 
range of commercial services

51% 
work environment

50% 
transportation access

OVERVIEW

MANAGEMENT AND DEVELOPMENT CONSISTENT WITH EXPECTATIONS



INCLUDING:

87%
with quality
of facilities

70%
with quality
of green
spaces

95%
with
maintenance
and cleanliness

82%
of employees feel
that environmental
initiatives have
been undertaken:

- 72% on the greening of public spaces;
- 47% on waste sorting;
- 41% on encouraging sustainable transportation.



A HEIGHTENED SENSE OF SAFETY



AT A GLANCE...

90%
feel safe on
the parvis

84%
feel safe in public
transportation
stations

68%
feel safe
in parking lots



€37m invested to renovate parking lots
and improve customer experience

ACCESSABILITY AND TRANSIT: KEY APPEALS

Paris La Défense further enhanced its public transportation network with the arrival of the RER E in 2024.

By 2031, this service will be completed by Grand Paris Express's Line 15 West and two new stations in the district (see page 5). To encourage the use of soft mobility, the public establishment has also introduced new bicycle paths and services.

EMPLOYEES ARE
SATISFIED WITH...

92%
public
transportation
variety

86%
transportation
frequency

69%
station
comfort

88%
new public
parking
facilities



52% of employees plan to commute more by bike



The RER E now connects La Défense to Gare du Nord in 10 minutes



45 new stores opened in Westfield CNIT in 2024



One of La Défense's 150 restaurants

A WINNING RANGE OF SERVICES AND STORES

The district offers a range of services and stores unrivalled in Greater Paris. With over 150 restaurants and bars, one of Europe's largest shopping centers and countless local services, the district meets the growing demand from companies and employees to benefit from these amenities close to their offices.

EMPLOYEES
ARE
SATISFIED
WITH...

95%
shopping facilities

92%
local services

87%
dining venue
variety

86%
food truck
variety

PROJECT OVERVIEW

REAL-ESTATE PROJECTS



HOPEN **Courbevoie** *refurbishment*

Investors/Property Developers: Praemia REIM France / Eiffage Construction Grands Projets.
Contracting Authority Support: Orfeo.
Architects: Ateliers 2/3/4 / CHZON.
Project: high-rise, 39 stories.
Area: 65,000 m² (700,000 ft²), 58,000 m² (620,000 ft²) of offices, 7,000 m² (75,000 ft²) of retail and services.
Completion: 2025.



ARIANE **Puteaux** *refurbishment*

Asset Manager: BauMont Real Estate Capital / Aquila Asset Management.
Contracting Authorities: Euro Ariane SAS / Redman.
Architect: Nouvelle AOM.
Project: high-rise, 36 stories.
Area: 64,500 m² (694,272 ft²) of office space.
Completion: 2025.



THE LINK **Puteaux** *new project*

Investor/Contracting Authority: Groupama (SCI The Link La Défense) / Adim Île-de-France.
Architect: PCA Stream – Philippe Chiambaretta Architecte.
Project: high-rise, 54 stories and 242 m (790 ft) (Arche Wing), 178 m (580 ft) (Seine Wing).
Area: 130,000 m² (1,400,000 ft²) of office space.
Completion: 2025.



LE BELLINI **Puteaux** *refurbishment*

Property Developer: Altarea Cogedim.
Architect: Franklin Azzi Architecture.
Project: Code du Travail building, 13 stories.
Area: 18,000 m² (194,000 ft²) of office space.
Occupant: Swiss Life.
Completion: 2024.



SYNERGIES **Courbevoie** *refurbishment*

Investor/Property Developer: Fiducial / Sogeprom.
Architect: Agence d'architecture SCAU.
Project: Code du Travail building, 9 stories.
Area: 11,000 m² (118,000 ft²) of office space (future headquarters of Sogeprom and Fiducial), 5,342 m² (57,500 ft²) of 77 affordable housing units (Rives de Seine Habitat).
Completion: 2027.

URBAN/MOBILITY PROJECTS



PUBLIC SPACES **Puteaux** *Michelet*

Contracting Authority: Paris La Défense.
Project Managers: TVK (principal) / Atelier Roberta / Setec / ON / Zefco / RRA / Ville ouverte.
Project: redevelopment of access roads and renovation of Cours Michelet.
Construction Start Date: 2024.
Completion: 2026.



RER E *La Défense Grande-Arche Station and Nanterre-La-Folie Station*

Developer: Paris La Défense.
Contracting Authority: SNCF Réseau.
Builder (consortium leader): Vinci Construction.
Project: creating two stations as part of the westward extension of the RER E line.
Construction Start Date: 2015.
Opening: December 2024.



LINE 15 WEST *La Défense Station and Nanterre-La-Folie Station*

Developer: Paris La Défense.
Contracting Authority: Société du Grand Paris.
Design/Construction: Intencités 15 / Vinci Construction Grands Projets.
Project: creation of two stations as part of the Grand Paris Express project.
Construction Start Date: 2023.
Completion: 2031.



VELIB' *Vélib' comes to La Défense*

Developer: Paris La Défense.
Operator: Vélib' Métropole.
Project: creation of around 30 stations for 1,200 Vélib' parking spaces.
Opening: late 2025.

SUSTAINABLE DEVELOPMENT

Paris La Défense Can B the movement for engaged businesses!

Since 2023, Paris La Défense Can B has been bringing together local actors around a common ambition: to encourage responsible, sustainable collaborations on a business district-wide scale. A part of the international Cities Can B initiative, PLD+B is a national first that is serving as a model for other major French cities. At Paris La Défense, 20 alumni and eight new members of the third cohort are proudly committed to the values of this movement.

Why and for whom?

PLD+B is designed for all actors based in Paris La Défense operating in the area (businesses, schools, hotels, start-ups, retail chains, etc.), wishing to integrate responsible practices, improve their environmental and social impact locally and actively contribute to the transformation of Europe's leading business district. It offers:

- seven sessions of collaborative work, enabling peers to exchange best practices and concrete solutions;
- one CSR strategy self-evaluation tool, inspired by the B Corp reference framework, based on five themes: governance, environmental and social impact, employee well-being, creating value for customers and responsible purchasing;
- access to a network of committed and innovative alumni, open to co-development and sharing.

A concrete impact: results and collaborations

PLD+B has already led to numerous collaborations and local initiatives:

- Icade and Pullman: experience-sharing to develop an ecological solution for cleaning facilities;
- Pandora and Aquarys: dialogue on ways to reduce plastic waste;
- KPMG and Manpower: discussion of best practices for internal training programs;
- Afflelou Group: donation of 1,000 pairs of glasses to Secours populaire des Hauts-de-Seine.

"The program enables us to deepen our thinking, exchange best practices and find concrete solutions." Afflelou

Group, Customer Department

"Thank you for this collaborative and enriching experience!"

JLL, Sustainable Development Department



JOIN THE MOVEMENT!

Applications are now open for the next cohorts:

- 3rd cohort starting March 2025;
- 4th cohort starting January 2026.



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Anne Buquet

PROJECT MANAGER,
CORPORATE RELATIONS
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