

Let's switch to A POST-CARBON WORLD



PARIS
LA
DEFENSE

*of a post-carbon
future*



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Our company

“REDUCING THE CARBON FOOTPRINT OF THE DISTRICT IS OUR PRIORITY”

In the context, some may be tempted to second-guess their ambitions, to choose the path of least resistance. This is not the case for Paris La Défense, which remains faithful to the plan that we set for our district in 2021: to become the first post-carbon global business district, a mixed-use district for all its users.

Today, four years after announcing our “raison d’être,” we take stock of how far we have come, fueled by our commitments and the collaboration of La Défense’s stakeholders. The success of *Empreintes*, our call for mixed-use and low-carbon projects, demonstrates a common will among public and private actors to excel in inventing new modes of construction. We are also concentrating our efforts on developing France’s first low-carbon high-rise, which will serve as a symbol of a new era of verticality and a tool against urban sprawl.

Committed to the fight against global warming, Paris La Défense’s work in the district’s public spaces is helping it adapt to a changing climate. More modern and more supportive of active transportation, these projects incorporate an increasing amount of plant life, inspired by the ambitious Le Parc project, which will create a

5 hectare (12 acre) green space on the La Défense Esplanade.

The resilience of the district going forward also depends on its ability to diversify and encourage new uses. Significant transformations have already taken place over the past few years with the opening of the La Défense Arena, new hotels, and an expansion of our retail offering. The arrival of several institutions of higher learning demonstrates this diversification at work, with nearly 70,000 students enrolled in some 50 schools and universities. Now, we are creating a richer residential offering for students and young workers.

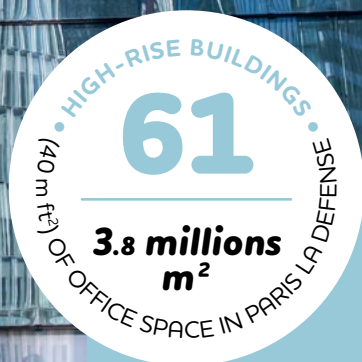
MORE SUSTAINABLE AND MORE DIVERSIFIED, THE FUTURE OF LA DÉFENSE IS TAKING SHAPE TO OFFER AN EVER MORE PLEASANT ENVIRONMENT FOR BUSINESSES, INVESTORS AND ALL DISTRICT USERS.



Georges Siffredi

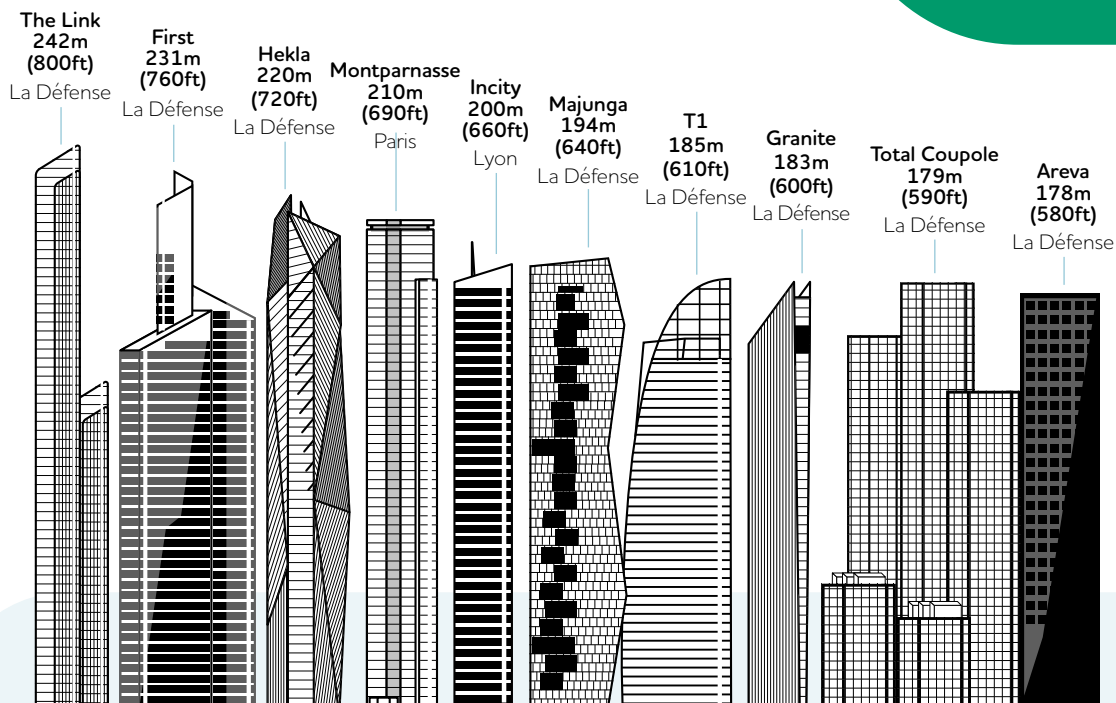
President of the Department of
Hauts-de-Seine and of Paris La Défense

A WALKABLE HIGH-RISE DISTRICT!



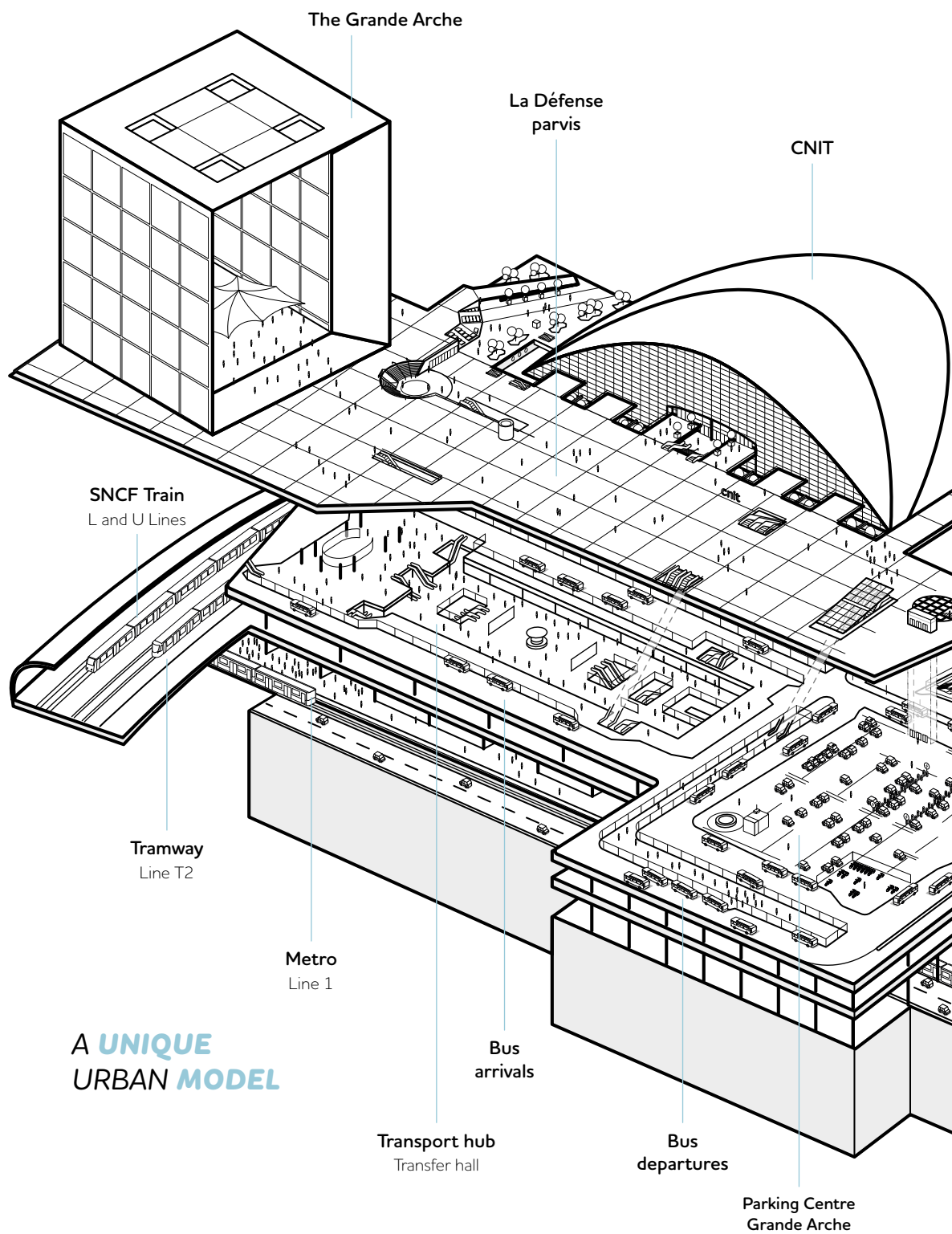
Unique for its verticality and its platform-based urbanism, La Défense is also a site of high artistic and architectural creation, with its iconic towers and its monumental works of art. Its landscape, inscribed along Paris' Historical Axis, presents an unrivalled showcase of contemporary architecture. Paris La Défense is the only high-rise neighborhood in France, with its 61 skyscrapers, the tallest buildings in the Greater Paris region apart from the Eiffel Tower.

10 TALLEST BUILDINGS IN FRANCE



**76m (250ft)
AND 25
STORIES**

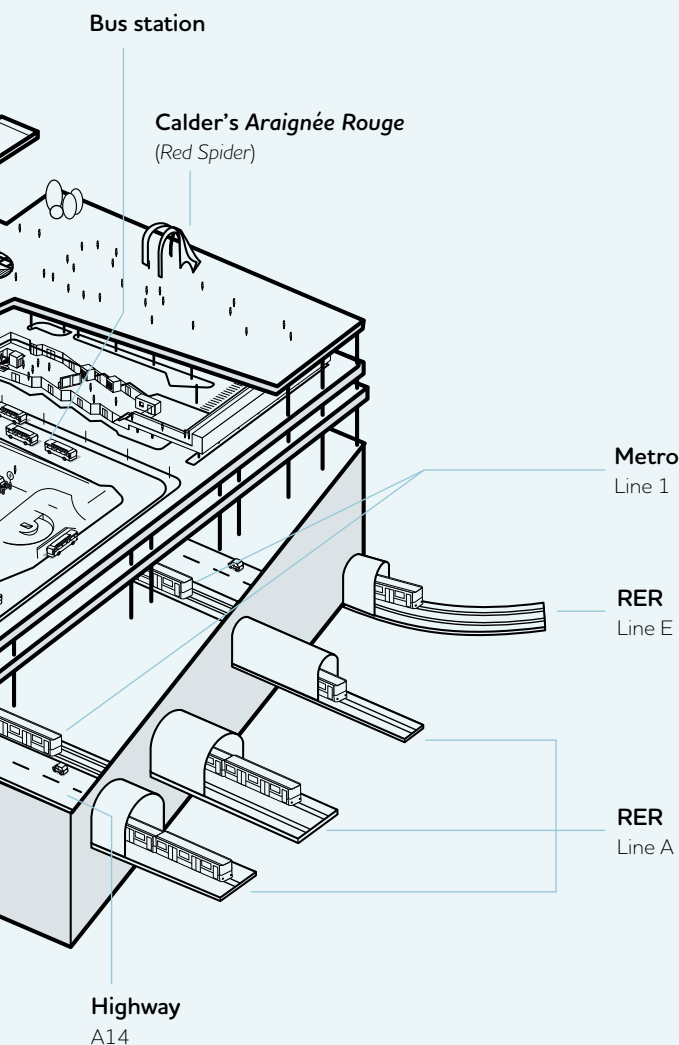
**average
building height**



A **UNIQUE**
URBAN **MODEL**

The La Défense mille-feuille

Designed around the principle of separating flows of traffic, life in La Défense is organized around the enormous central platform reserved for pedestrians and non-motorized vehicles. Motor vehicle traffic is channeled under the platform or along the exterior, on the boulevard encircling the district. Tramways, RERs, and the metro operate on several underground levels, making Paris La Défense like a mille-feuille layered pastry where hundreds of thousands of people circulate daily.



DID YOU KNOW?

*La Défense
is...*



NO CARS
100%
PEDESTRIAN

across
31 hectares
(77 acres)
of public
spaces!

A MULTI- MOBILE NEIGHBORHOOD!

92%

of employees are
satisfied with the
variety of public
transport options



**OVER
85%
OF THE
200,000
EMPLOYEES**

commute via
public transport

A few miles from the center of Paris, the neighborhood boasts one of the largest public transport hubs in the world (RER, metro, tramway, Transilien, bus), bolstered in 2024 by two new RER E stations. This offering will be further enriched in 2031 with two new stations of the Grand Paris Express 15 line, connecting La Défense to both Parisian airports in 35 minutes.



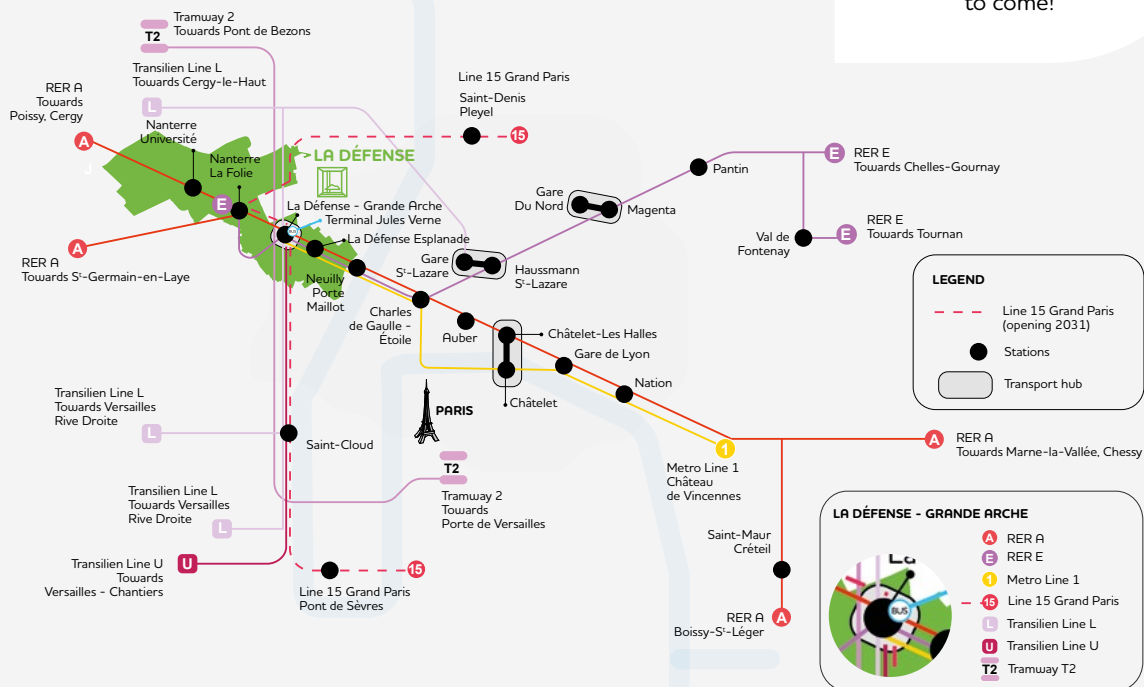
A **HYPER-CONNECTED** NEIGHBORHOOD!

- La Défense – Charles-de-Gaulle-Étoile → 3 min via the RER A
 – Porte Maillot → 4 min via the RER E
 – Haussmann-Gare Saint-Lazare → 7 min via the RER E
 – Magenta-Gare du Nord → 10 min via the RER E
 – Gare de Lyon → 12 min via the RER A



2 Grand Paris Express stations

to come!





Meeting a booming demand for public transport

Between now and 2035, public transit ridership will increase by 27%. To meet this demand, primarily fueled by the arrival of new transit lines, stations in La Défense will be the subject of studies led by the Hauts-de-Seine Department, Île-de-France Mobilités, RATP, SNCF and Paris La Défense. These studies aim to re-think the district's stations, their usage, and their capacities.

Upgrading the parking facilities

Q-Park, the provider overseeing 22,000 parking spots in the district, has launched a 37-million-euro investment plan between now and 2030 to modernize and develop services inside parking garages. With the plan to transform the Parking Center into the Mobility Hub by 2025, and an expansion of dedicated bike spaces in the garages, 500 charging stations will be available starting in 2025.

Discover the neighborhood's parking garages



The bike boom

SINCE 2019, THE AREA SAW A 47% INCREASE IN ADDITIONAL BIKE PATHS. TO ENABLE MORE THAN 50,000 CYCLISTS TO COMMUTE HERE BY 2030, PARIS LA DÉFENSE IS LAUNCHING ITS BIKE PLAN.

The bike lane on the Pont de Neuilly will soon be permanent, while the new lanes on the 6km (3.5 miles) of bike paths under the platform are under construction to access secured parking areas and the bases of apartment buildings. Paris La Défense will also offer some 30 stations with 1,200 Vélib' parking spaces.

In numbers...

52%

of employees anticipate commuting via bike more often starting in 2025

635

secured bike parking spots

1,100

bike racks, offering 2,200 spots

TRAVEL TIME

Porte Maillot –
La Défense Esplanade
→ 15 min

Fondation Louis Vuitton –
La Défense Esplanade
→ 16 min

Étoile –
La Défense Esplanade
→ 23 min

DID YOU KNOW?



By 2030:

+9 KM
(5.5 miles)
of bike paths
and **15%**
of commuters
biking





The district
boasts

11 PARKS

3

**COMMUNITY
GARDENS**

3,847 TREES

including
2,877 trees
grown above
ground!

A GREEN DISTRICT



For several years, the neighborhood has implemented a massive plan to green its public spaces, with the goals of increasing the comfort of use, reducing heat islands, and to help the neighborhood's residents and employees maintain a comfortable temperature. Planting trees, developing urban parks, and creating community gardens are some of the ongoing initiatives to increase the role of plant life in the neighborhood day after day.

HIGHLIGHTING 4 ICONIC GREEN SPACES

1. **Chemin-de-l'Île Park,**
14,5 ha (38 acres)
Chemin-de-l'Île
neighborhood, Nanterre



1

2. **Reflets Community Garden,** 0,14 ha (0.3 acres)
Reflets neighborhood,
Courbevoie



2

3. **Diderot Park,**
1,2 ha (3 acres)
Alsace neighborhood,
Courbevoie



3

4. **Boieldieu Terraces,**
1,6 ha (4 acres)
Boieldieu neighborhood,
Puteaux



4



Paris La Défense deploys a “Tree plan”

This ambitious plan aims to preserve and develop the arboreal heritage of this neighborhood.

This strategy consists of three central pillars:

- Collect data to aid in management through regular measurement and by developing a tracking database.
- Protect and oversee the maintenance of growing conditions during construction, by imposing a ranking of tree value and a repository of technical specifications.
- Prepare for the future by selecting tree varieties appropriate for the district and for anticipated changes in the climate, drawing inspiration from natural ecosystems...

113

species of trees
grow in
La Défense



Diderot Park in Courbevoie

450

plane trees and lindens
maintained

5 ha
(12 acre)

600m
(2,000ft)
-LONG

urban park

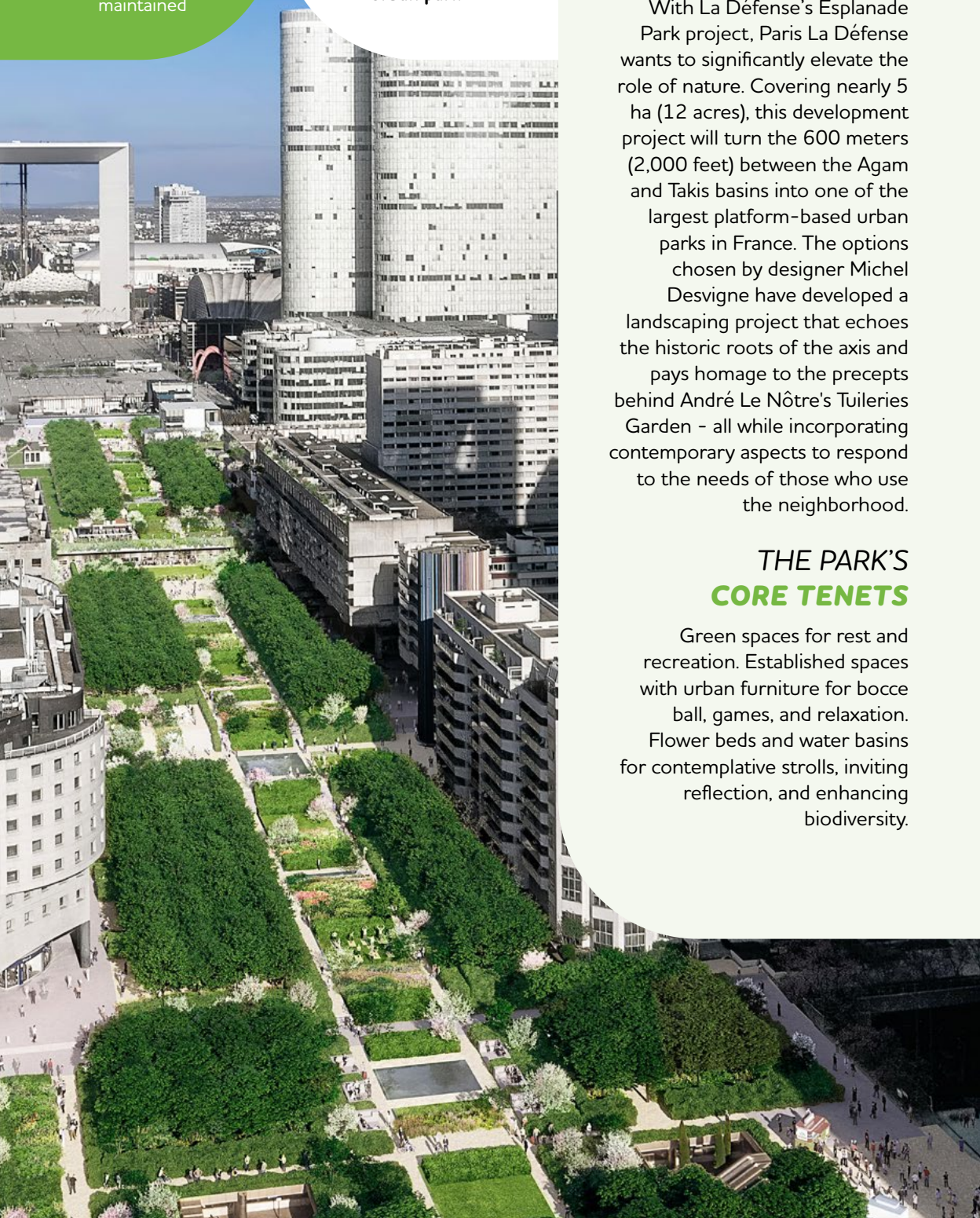
An urban park on the esplanade

With La Défense's Esplanade Park project, Paris La Défense wants to significantly elevate the role of nature. Covering nearly 5 ha (12 acres), this development project will turn the 600 meters (2,000 feet) between the Agam and Takis basins into one of the largest platform-based urban parks in France. The options chosen by designer Michel Desvigne have developed a landscaping project that echoes the historic roots of the axis and pays homage to the precepts behind André Le Nôtre's Tuileries Garden - all while incorporating contemporary aspects to respond to the needs of those who use the neighborhood.

THE PARK'S CORE TENETS

Green spaces for rest and recreation. Established spaces with urban furniture for bocce ball, games, and relaxation.

Flower beds and water basins for contemplative strolls, inviting reflection, and enhancing biodiversity.



A WORLD-CLASS BUSINESS DISTRICT



The global entry point to the Greater Paris region, Paris La Défense has become the home base for several business headquarters, and today hosts 200,000 employees and 2,800 businesses, 40% of which were founded abroad and 75% of which are headquartered here. Its economic tapestry continues to diversify with the arrival of new business sectors and the establishment of institutes of higher learning.

Employees approve of the district

93% think that the district has an international dimension and global impact.

89% enjoy working here.

87% are proud to come and work here.

...and note these three main advantages:



1st
BUSINESS DISTRICT
IN EUROPE

PARIS LA DÉFENSE IN NUMBERS

200,000
EMPLOYEES
18% of salaried jobs in the Hauts-de-Seine

211,200 m²
(2.3 million ft²)
taken up in 2024
+60% vs 2023,
+14% vs the 10-year average

The district's economy is changing and welcomes

**DIOR
COUTURE,
KERING,
PANDORA**

...

Source: 2024 satisfaction survey among Paris La Défense employees. Surveys of 1,086 district employees by Viavoice.

A rich economic fabric

In addition to office spaces, the district offers numerous seminar and coworking spaces and “third spaces” for companies and business tourists.

2,800

businesses, including:

1,600

Small and Medium-Sized companies

600

Large companies
1/3 of which are in the CAC 40

600

Intermediate-Sized companies

Luxury & Retail



Law & HR



Finance, Insurance & Banks



Energy



Auditing & Consulting



Industries & Production



Information & Communication



Health



Others





A first-rate offering

With almost 3.8 million m² (40 m ft²) of office space, Europe's leading business district offers a first-rate array of buildings, characterized by continuous renovation. New or redesigned, the district's offerings stand out for their diversity and for their adaptability to meet the needs of businesses, whether large, intermediate, medium or small. The central location of the district, its services, and the quality of its buildings are the keys to its appeal.

↑ Altiplano, Puteaux

REFURBISHMENT

Project manager: SCI PB10 /

Orfeo Développement

Architect: Savoir-Fair Architecture

Project: Code du Travail building, 8 stories

Area: 57,078 m² (614,000 ft²) of office space (raising two stories), 1,500 m² (16,000 ft²) of retail space

Occupants: Suez / Enedis

Completed in 2024

Aurore, Courbevoie →

REFURBISHMENT

Investor: Aermont Capital

Project manager (corporate sponsor):

Aermont Capital / Orfeo

Architects: Agence Viguier / Sisto Studios

Project: 133 m (440 ft), 27 stories high-rise

Area: 37,500 m² (403,000 ft²), including 32,600 m² (350,000 ft²) of office space, 1,300 m² (14,000 ft²) of rooftop and restaurant space, and a 3,500 m² (38,000 ft²) business center

Occupants: Emeria / M2I Formation / Transports

Orion / Pharmaceutical company Kyowa Kirin...

Completed in 2023



The Paris La Défense Clubs

BECOMING PART OF THE BUSINESS DISTRICT ALSO MEANS GAINING ACCESS TO PROFESSIONAL COMMUNITIES AND EXPANDING YOUR NETWORK. PARIS LA DÉFENSE HAS CREATED SEVERAL UNIQUE PROFESSIONAL NETWORKS EXCLUSIVELY FOR BUSINESSES OPERATING IN THE DISTRICT.



CONTACT

Aude Laurent
Head of Regional
and International
Promotion

alaurent@parisladefense.com
06 29 32 67 79



CSR and Sustainable Development Managers' Club

Join the community of directors of sustainable development and CSR experts. Exchange, share, and create synergies around initiatives and actions addressing social, societal, and environmental challenges.



MICE & Leisure Club

Paris La Défense is a natural destination for tourism, professional events, and recreation. Join the club to present what you have to offer, undertake actions to strengthen the MICE & Leisure offerings, share information, and participate in quarterly exchange and networking meetings.



HR Experts Club

Take part in the regular meetings of experts on current issues in HR. These meetings provide opportunities to network, exchange ideas with peers, establish local roots, innovate, and launch new shared projects.



GBD Innovation Club

Created in 2018, the Global Business Districts Innovation Club brings together 15 members representing the world's leading business districts for themed meetings or learning expeditions in order to share best practices on key attractiveness issues.



The Paris La Défense Welcome Pack

Joining Paris La Défense means benefitting from a customized welcome upon your arrival in the business district. Do you want to set yourself up in the district, or are you interested in learning more about what La Défense has to offer?



CONTACT

Anne Buquet
Head of Business
Relations Projects and
Higher Education

abuquet@parisladefense.com
06 24 98 70 76

OUR DEDICATED **TEAM** **PROVIDES** CUSTOMIZED **ASSISTANCE**

A dedicated contact

for the length of your project:
before, during, and after your arrival.

Events held

to announce and celebrate
your arrival in the district.

Tailored assistance

for your employees: presentation
meetings within your business,
communication documents and
marketing kits...

Joining a network

with other Paris La Défense actors:
public institutions, businesses,
associations...

A HUB FOR **HIGHER** **EDUCATION**



**70,000
STUDENTS**

Over
50 schools and
university

In just a few years, the district has drawn in over 50 institutions of higher learning, developing a student community at the heart of the district's powerful ecosystem. Beyond the opportunities for internships and entry-level jobs, businesses of all sizes and from all sectors are developing synergies around educational projects.

MAIN **ORGANIZATIONS** AND **UNIVERSITY PRESENTS** IN THE DISTRICT





Paris La Défense Campus

WITH MORE THAN 50 SCHOOLS AND UNIVERSITY IN THE DISTRICT, THE STUDENT POPULATION HAS BECOME A COMMUNITY UNTO ITSELF, WITH ITS OWN UNIQUE NEEDS.

For this reason, the public body created “Paris La Défense Campus.” Its goal is to incorporate higher-learning schools and vocational organizations into a community to give structure to this informal network (defining needs, exploring mutual services, collaboration), and then place them into partnerships

with stakeholders (providers, investors, and local schools). Two projects are currently under review: the creation of an exclusively student residence, and holding an event allowing young people (students or interns) and businesses to meet and learn about each other to foster collaboration.



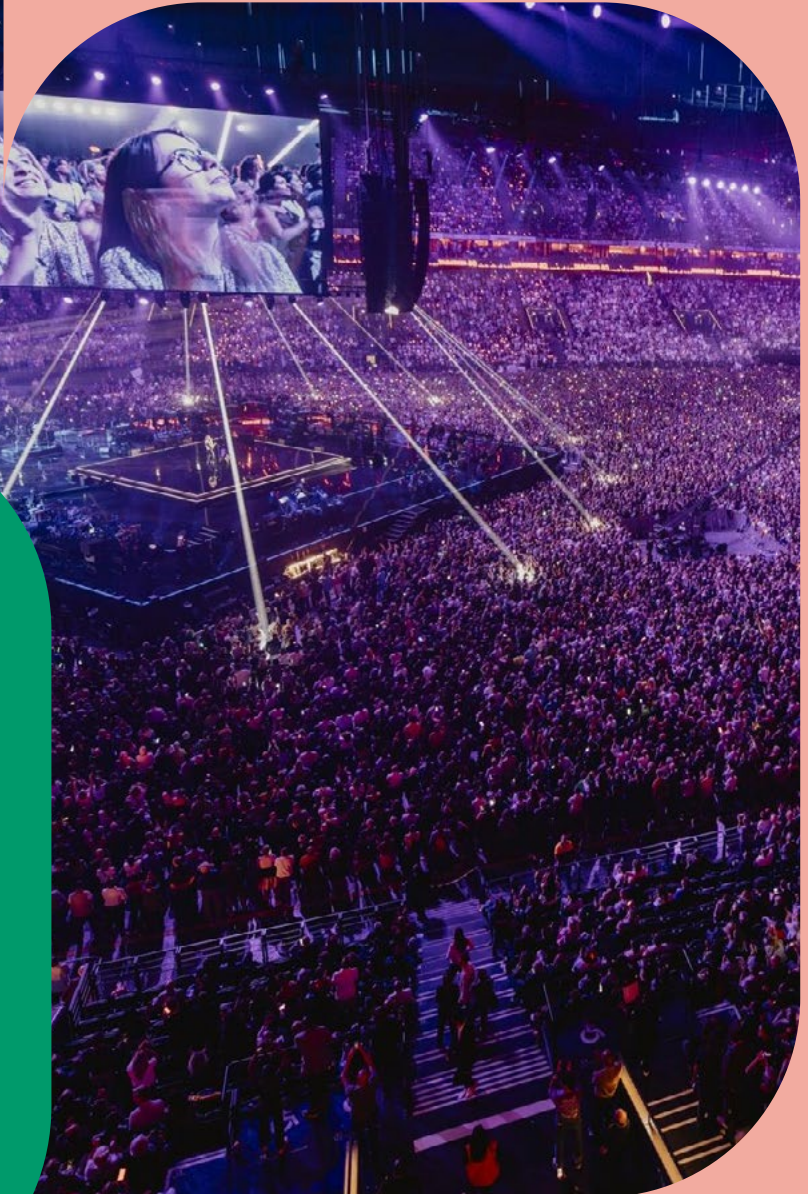
A THRIVING NEIGHBOR- HOOD

Paris
La Défense Arena

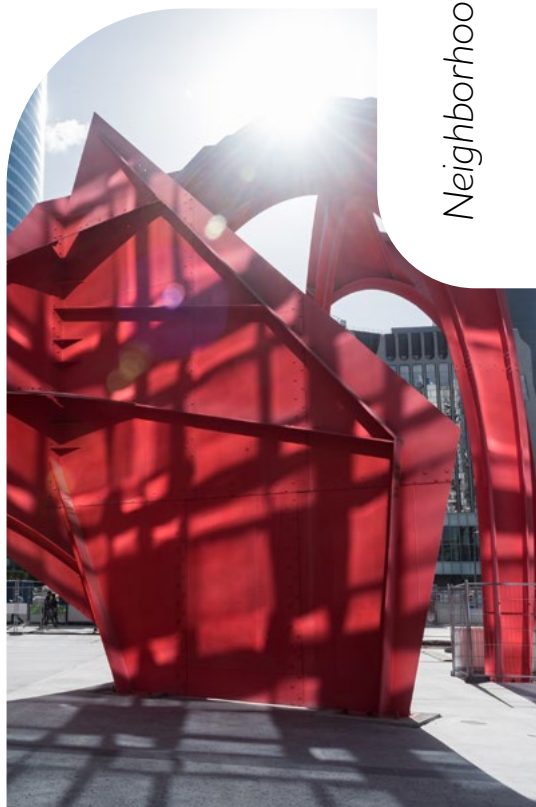


**OVER 4,7 M
VISITORS**
since its opening

**OVER
900,000**
for the Paris
2024 Olympic
and Paralympic
Games!



The fourth most attractive business district in the world, Paris La Défense has become a lively, vibrant, and thriving neighborhood, with events all year round and first-rate hospitality, restaurant, and recreational offerings. Among exceptional architecture and works of art signed by some of the biggest names, La Défense is a playground for world-renowned creators, whether architects (such as Jean Nouvel, Christian de Portzamparc,...) or artists (such as César, Calder, Miró or Takis,...).



Calder's *Araignée Rouge* (Red Spider)

RESTAURANTS FOR EVERY TASTE

8 out of 10
employees

are satisfied with the
restaurant selection

Over
150
restaurants

20
foodtrucks

HIGH-QUALITY HOSPITALITY

 **20** hotels

3 of which opened in 2022

Mama Shelter, Tribe and Okko Hotels
increased the number of rooms
by 15% (3,000)

85% of hotel offering
are middle- or high-end

Unmissable major events

The heart of Paris La Défense beats to a year-round rhythm of major events. La Défense Jazz Festival, Garden Parvis, the largest Christmas Market in Île-de-France, or the League of Defense...

The neighborhood also comes to life on game days and for concerts at the largest indoor event space in Europe, Paris La Défense Arena !



1



2



3



4



5

1. Les Extatiques

An unmissable event in the La Défense neighborhood, Les Extatiques celebrates contemporary art exhibiting eclectic works.

2. Garden Parvis

This is the iconic summer event to spend a great summer locally! This outdoor living space allows you to relax and enjoy dozens of concerts and events.

3. Very Food Trip

A gastronomical celebration invites you to discover the restaurants of the district, as well as the Paris La Défense foodtrucks which gather at the food court for the occasion.

4. La Défense Jazz Festival

Created and organized by the Hauts-de-Seine département, the La Défense Jazz Festival offers an eclectic program for jazz enthusiasts.

5. The Christmas Market

An institution for over 25 years! The Christmas Market is a can't-miss event for visitors and vendors, offering a Christmas atmosphere to prepare for the holidays in serenity.

Unique areas for all your activities

PARIS LA DÉFENSE BOASTS ONE OF THE LARGEST SHOPPING DESTINATIONS IN EUROPE WITH WESTFIELD LES 4 TEMPS-CNIT. NEARLY 180,000 M² (2 M FT²) DEDICATED TO SHOPPING, DINING, AND RECREATION.



New Westfield-CNIT shopping offer

95%

of employees are satisfied
with the shopping
in the neighborhood

Westfield
Les 4 Temps - CNIT

one of Europe's largest
shopping malls

La Cité de l'Histoire

a one-of-a-kind
immersive museum

PARIS LA DÉFENSE ARENA: EXCITEMENT ON THE MAIN STAGE!

A major global site for entertainment and sports, with a capacity of 45,000 fans and one of the largest projection walls in the world, Paris La Défense Arena always promises an incredible show! Every year the area hosts exceptional concerts: Taylor Swift, Dua Lipa, Lenny Kravitz, Robbie Williams, Paul McCartney or even Iron Maiden, plus world-class rugby or basketball games, and Supercross races. The arena was also the site for the swimming events for the 2024 Olympic and Paralympic games!

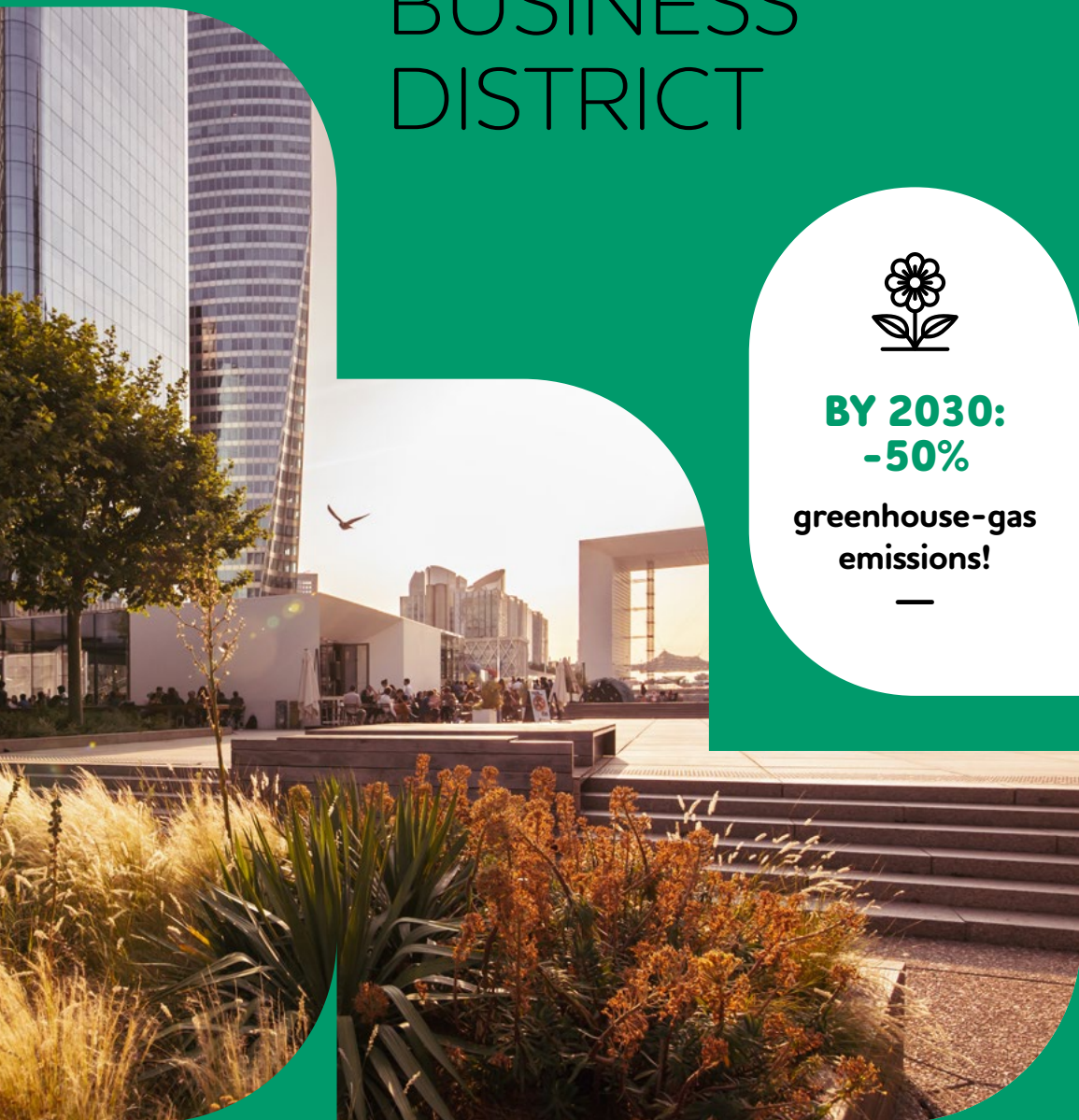
1ST POST- CARBON GLOBAL BUSINESS DISTRICT



**BY 2030:
-50%**

**greenhouse-gas
emissions!**

—



A new step in Paris La Défense's strategic course!

In 2021, Paris La Défense adopted a “raison d'être” policy* choosing to embody the vision of a decarbonized future for the district and to cut in half its greenhouse gas emissions by 2030 in order to become the first post-carbon global business district. After having achieved the goals it set for itself for the three years prior, the public entity further developed them to unveil a new plan of action.

PARIS LA DÉFENSE IS **NOW FOCUSING ITS EFFORTS** ALONG **4 MAIN AXES**



Manage, utilize, and build better

Rethink public spaces ecologically; recycle primary and secondary materials; champion biodiversity; conserve and restore nature and the water cycle; enumerate sustainability performance metrics for public and construction projects.

See pp. 12-15, 36 and 42-49



Living together in a sustainable and inclusive district

Manage public spaces that cater to low-impact, active mobility; center inclusion and professional integration for all; promote responsible event-planning and marketing.

pp. 8-11 and 36-39



Adapt the district to a changing climate

Map the climate risks, the vulnerable sites, and relevant actors; plan out shelter spaces, existing response systems, and vulnerable and at-risk populations; formulate an adaptation plan; organize a General Assembly on Adaptation.



Engage key stakeholders

Favor collective initiatives that aim to promote general-interest projects in the district; organize and deploy committed communities.

See pp. 20 and 38-41

* The PACTE law directs all business to “take into consideration the social and environmental stakes of its activities” and prompts the most proactive ones to reflect on their *raison d'être*, to understand the “why” of their existence, and to inscribe their contribution to society into their statutes, linking social and environmental goals to governance. While not subject to this law, Paris La Défense chose to go above and beyond its general-interest mission.

INNOVATING CONSTRUCTION

Empreintes: a mixed-used and low-carbon call for projects

EMPREINTES, A CALL FOR INNOVATIVE URBAN PROJECTS, IMAGINES THE TRANSFORMATION OF THE LOTS AT THE INTERSECTION OF THE BUSINESS DISTRICT AND THE CITIES OF PUTEAUX AND COURBEVOIE. UNDER THE BANNER OF ENVIRONMENTAL EXCELLENCE AND STRUCTURAL DIVERSITY, THIS INITIATIVE OFFERS EXCEPTIONAL OPPORTUNITIES FOR URBAN PLANNING AND REAL ESTATE DEVELOPMENT. THE COMMON THREAD? TECHNICAL INNOVATION, SUSTAINABILITY, ENVIRONMENTAL EXCELLENCE, AND CONTRIBUTION TO LOCAL LIFE.

Priority given to low-carbon projects

In the business district, construction and building operations represent the second most carbon-intensive activity after transportation. *Empreintes* encourages real estate companies to champion low environmental impacts throughout a building's lifecycle.

Encouraging versatility and anticipating new uses

Today, La Défense hosts numerous cultural, commercial, and artistic projects, as well as residential buildings. New forms of work (coworking, incubators, etc.) were developing here even before the pandemic. By taking full account of new forms of living and working in an urban tapestry, *Empreintes* instills new momentum into the ecological transition and land use diversification in the district. Paris La Défense thus intends to cultivate an original ecosystem tailored to the new stakeholders of the business district and to businesses large and small.

Linking the business district to the city

Empreintes will catalyze the revival of sites located at the crossroads of the business district and residential sectors. Reclaiming these spaces will transform them into full-fledged urban neighborhoods and better connect La Défense with its surrounding cities. All the selected projects interface with the transformation of Boulevard Patrick Devedjian, initiated by the Hauts-de-Seine *Département*.



Demi-Lune, ↑ Puteaux

NEW PROJECT

62,000 m² (670,000 ft²) of mixed-use space, with student residences, offices, schools, artist studios, and a sports and cultural space

Public developer: Paris La Défense

Property developers: Linkcity (consortium leader) / Crédit Agricole Immobilier Corporate et Promotion

Architects: L'AUC / XDGA / MM Architectes

Jean-Moulin, Puteaux ↘

NEW PROJECT

19,000 m² (200,000 ft²) of student residences, services, offices, and a sport hall

Public developer: Paris La Défense

Property developers: BNP Paribas Real Estate / SPIE Batignolles Immobilier

Urban planners/Architects: AREP Architectes / RSHP

Landscaper: Vogt



Liberté, → Puteaux

NEW PROJECT

17,000 m² (180,000 ft²) of convertible area (residences can be turned into offices and vice versa)

Public developer:

Paris La Défense

Property developer: Quartus

Architects: Baumschlager Eberle Architectes / ITAR Architectures



Competition picture

Synapses, Courbevoie

See p. 49

RESTRUCTURING AND CHANGING USES

General assembly for skyscraper transformation

TRANSFORMING TOWERS (INSTEAD OF DEMOLISHING THEM) IS CRUCIAL FOR REDUCING THE CARBON FOOTPRINT OF THE DISTRICT. BRINGING PARIS LA DÉFENSE'S TOWERS IN LINE WITH THE ENVIRONMENTAL PLAN WAS THE QUESTION AT THE HEART OF THE GENERAL ASSEMBLY FOR SKYSCRAPER TRANSFORMATION HELD BY PARIS LA DÉFENSE IN 2022 AND 2023. MORE THAN 800 PROFESSIONALS PARTICIPATED IN THE CONFERENCES, SITE VISITS, AND BRAINSTORMING WORKSHOPS. AMONG THESE CONTRIBUTIONS WERE 10 PROPOSALS ON LAUNCHING SKYSCRAPER TRANSFORMATION, DEVELOPED AND PRESENTED TO OPERATORS AND SEVERAL RELEVANT FRENCH MINISTRIES. THEY AIM TO DESIGN AND PROMOTE ENERGY-EFFICIENT

BUILDINGS REQUIRING FEWER MATERIALS AND OFFERING A WIDER VARIETY OF USES AND SERVICES. THIS COLLECTIVE WORK IS PRESENTED IN A SUMMARY DOCUMENT.

In 2024 and 2025, over 250,000 m² (2.7 m ft²) of office space in the business district were successfully refurbished. Three quarters of the completed square footage in the district came from refurbishing aging buildings, amplifying this new real estate dynamic at a remarkable scale.





TWO MAJOR REFURBISHMENT HIGHLIGHTS

↗ Hopen, Courbevoie

REFURBISHMENT

Investor/property developer: Praemia REIM France / Eiffage Construction Grands Projets

Management support: Orfeo Développement

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



← Lightwell, Puteaux

REFURBISHMENT

Investor/property developer:

Unibail-Rodamco-Westfield

Architect: Barthélémy Griño

Project: Code du Travail building, 10 stories

Occupant: Arkema

Area: 35,000 m² (380,000 ft²) of office space.

1,000 m² (11,000 ft²) of exterior space
and terraces

Completion: 2024

TWO OFFICE BUILDING TRANSFORMATION HIGHLIGHTS



Tribe Hotel, Courbevoie →

FORMER CANON
HEADQUARTERS

Owner: Groupe Accor

Architect: Thierry d'Istria

Area: 184 rooms and suites,
a bar, a restaurant,

a green terrace

Opened in 2022



Mama Shelter Hotel, Puteaux ↑

FORMER LITWIN BUILDING

Owner: Astream

Architects: Suprem Architectures /
DGM & Associés

Area: 10,600 m² (110,000 ft²)

with 211 rooms, a bar, and two
restaurants, one of which has a

45 m² (480 ft²) rooftop terrace

Opened in 2022

DEVELOPING AND PROMOTING RESPONSIBLE INITIATIVES

THE PUBLIC BODY IS COMMITTED TO SEVERAL CONCRETE INITIATIVES AND PARTNERSHIPS, AND INVITES KEY STAKEHOLDERS IN THE DISTRICT TO DO THE SAME.

Focusing on re-use

Paris La Défense has joined forces with Booster du Réemploi (Re-Use Booster), a collective initiative to promote the re-use of building materials in service of a more robust circularity. Five



projects are currently under way at Paris La Défense on this issue, through a partnership with A4MT.

Increasing the use of biosourced wood

As a signatory to the Biosourced Wood Pact, the public establishment has pledged that all future construction and renovations will be carried out with at least 10% biosourced wood (including a minimum of 30% French wood). In 2023 and 2024, this pact applied to three buildings sites, which used an average of 59% biosourced wood, achieving the “gold” level of the Pact.

Helping people getting back to work

Paris La Défense has reaffirmed its commitment to sustainable procurement by renewing their partnership with the Public Interest Group ActivitY', which provides bespoke assistance to identify relevant populations, establishing social clauses, and coordinating with networks of local stakeholders. In one year, this process created 19,000 hours of work, helping 61 unemployed people find work.

Greening the heating system

Generia, the joint association charged with organizing and providing the heating and cooling public service, is connected to 6.5 million m² (70 m ft²) of office and residential space. In just a few years, the greening of the heat network and the use of agripellets have increased the percentage of renewable energy to 60%, preventing the release of 54,000 tons of CO₂ per year – or more than 5% of the district's total greenhouse gas emissions.



A post-carbon commitment charter

To realize the ten chosen objectives and to work together toward the decarbonization of the district, the public establishment has proposed a charter of reciprocal commitments. Presented to all actors of the Paris La Défense ecosystem, some twenty public and private participants have signed.

The Charter's main components include:

- **Achieving** overall carbon performance in line with the district-wide objective of halving greenhouse gas emissions by 2030.
- **Raising awareness and providing training** on climate issues for all users of the business district.
- **Decarbonizing various activities** within La Défense by combining energy-saving and efficiency.
- **Decarbonizing material cycles** and making progress towards energy-consciousness.
- **Implementing proactive measures** to adapt to climate change.
- **Building** a fairer, more inclusive district for a rewarding post-carbon society.
- **Assessing and improving** collective performance.

DID YOU KNOW?

In numbers

22 signatories

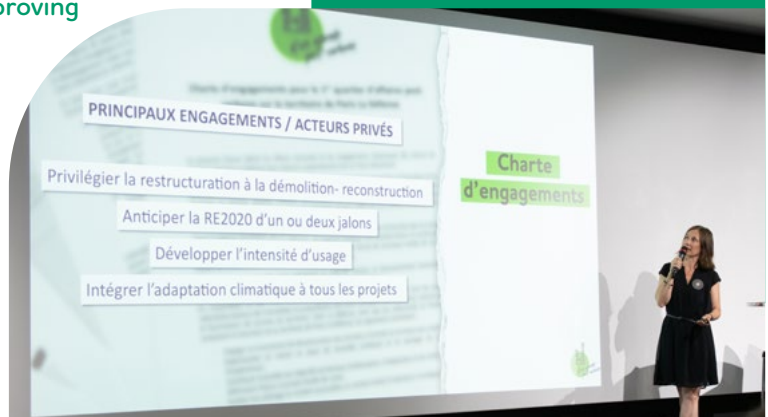
representative of the economic landscape

(PME and large groups, real estate stakeholders, institutes of higher education, managers, public entities)

13,000
EMPLOYEES
involved

3,500
people trained

in climate issues and CSR in 2024 (compared to 2,000 in 2023)





CONTACT

Karen Conrard

Head of CSR

kconrard@parisladefense.com

06 35 57 13 47



PLD+B

With the PLD+B program, Paris La Défense became the first French territory to join the international “Cities Can B” movement. The public establishment created a community of committed actors, both public and private, to self-evaluate their CSR strategy, to share ideas among peers and draw inspiration from B-Corp certified companies. After 20 committed alumni from two cohorts, a third cohort of 10 regional stakeholders was launched in the first quarter of 2025.



The Cube competition

In partnership with IFPEB and A4MT, Paris La Défense has for several years worked toward energy efficiency. Simultaneously playful and concrete, this competition impacts around 1 million m² (107m ft²) of office space, retail space, and parking garages. Participants found ways to reduce energy use by 15% without any expenditure, all by implementing new guidelines, changes in occupant use, and effective idea-sharing to ensure that good ideas spread through the whole community. For its final edition, the competition reduced energy consumption by 4,149,276 KWh, or the equivalent of using 20 million refrigerators for a year!

The Solidarity network

The La Défense Solidarity Network currently brings together four associations to help vulnerable individuals and prevent social exclusion: La Maison de l'Amitié La Défense, Entourage, La Cloche, et le Chaînon Manquant. Paris La Défense supports this network, which coordinates and encourages initiatives from all the region's stakeholders, whether they be employees, companies, merchants, or residents.

Against food waste

The association La Défense des Aliments includes 15 active members engaged in fighting against food waste, chiefly within their company restaurants. In five years, the association has reduced food waste by 50% in 21 company restaurants in La Défense.

La Salle à Manger, a supportive restaurant in the district and part of Maison de l'Amitié, is part of this effort. Among its virtuous activities it offers lunches sourced from unsold supermarket or restaurant food, collected by Le Chaînon Manquant, and serves it to vulnerable individuals and to other users of the district. To ensure smooth operations, volunteers help with welcoming, serving, and cooking. The project also creates new jobs and helps the unemployed find work.

La Salle à Manger supportive restaurant



Solidarity Races

IN 2025, PARIS LA DÉFENSE LAUNCHED THE 2ND EDITION OF LEAGUE OF DÉFENSE, A CHALLENGE TO SUPPORT THE HAUTS-DE-SEINE RESTOS DU COEUR. LOCAL BUSINESSES WILL COMPETE IN OFFBEAT GAMES INSPIRED BY OFFICE LIFE. FOR YEARS, PARIS LA DÉFENSE HAS ALSO PROVIDED SUPPORT BY HOSTING REGULAR BLOOD DONATION CAMPAIGNS AND CHARITY EVENTS, INCLUDING FOUR MAJOR SPORTING COMPETITIONS.

Vertigo Race

The NGO Play International, which works to develop sports-based education programs in France and abroad, organizes this vertical marathon. Fitness enthusiasts race up dozens of stories to the top of a La Défense high-rise. In 2024, 450 participants raised nearly €95,000.

Cancer-Free Children City Race

Imagine for Margo, an association committed to the fight against childhood cancer, designed the Cancer-free Children City Race in Paris La Défense along three itineraries. 100% of donations go to research on targeted and innovative treatments. In 2024, 2,000 participants raised €437,000.

Race against hunger

The NGO Action Contre la Faim offers companies the chance to have fun while holding high their company banner through sporting activities. Donations support concrete action, financing projects focused on sustainable food security for all. In 2024, nearly 1,600 participants raised €355,000.

The Special Olympics race

The oldest charity race in the district, the Special Olympics, which promotes inclusion through sports for people with intellectual disabilities, organizes an inter-company relay race on the La Défense Esplanade.



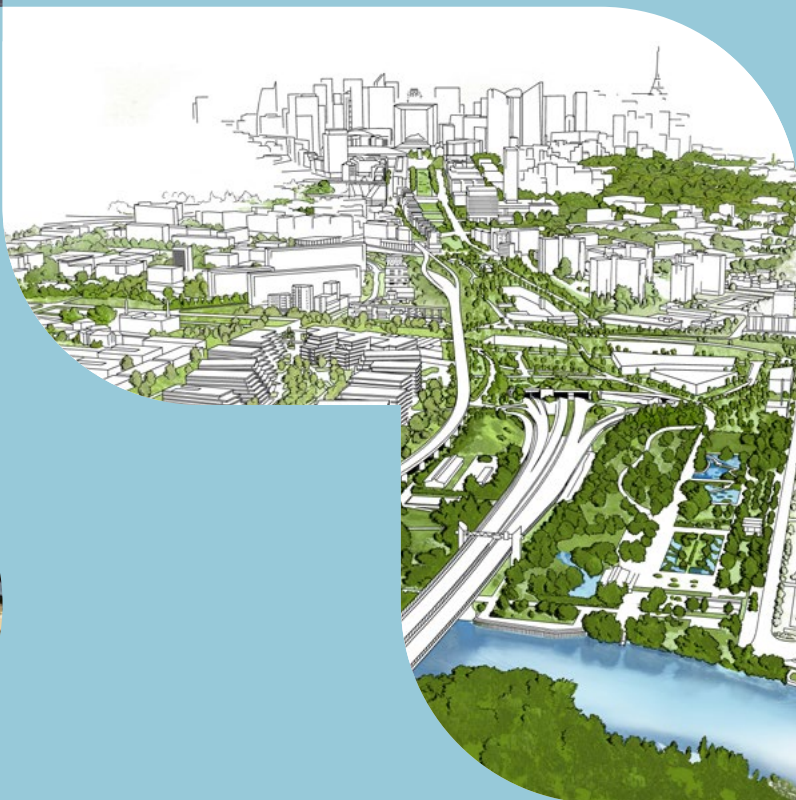
REFURBISHING

NANTERRE

MICHELET

COUPOLE- REGNAULT

PARVIS



Paris La Défense is undergoing a major transformation in pursuit of two goals: modernizing the area and becoming the first post-carbon global business district. Projects to green public spaces or improve urban connectivity harmonize with private initiatives to improve the quality of the real estate offerings. A greener, more varied, and more modern district: join us on a tour of interventions that embody this rejuvenation.

Michelet district urban project



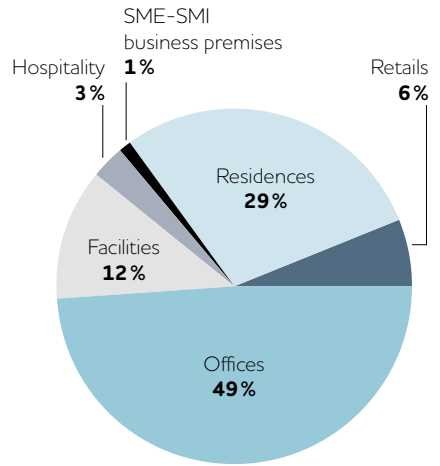
75%
of delivered
office space
comes
from asset
refurbishings



NANTERRE

VARIETY: **THE KEY TO DEVELOPING SEINE-ARCHE AND LES GROUES**

With more than 2,800 residences built in 10 years in the Seine-Arche and Les Groves districts, variety is the byword in the development of these spaces. These districts, abutting and complementing the business district, offer a lifestyle and an urban landscape distinct from the verticality of La Défense.



↑ The program's space re-allocations, completed or in progress since 2014

Sky Horizon ↓

4 buildings, 10,980 m² (117,000 ft²), 132 homes and parking spaces, 1,783 m² (19,000 ft²) of activity space. **Investor/property developer:** Sefri-Cime. **Architects:** Reichen et Robert / Bamaa Architectes. **Completion:** 2027.

Îlot Ciel ↓

14,000 m² (150,000 ft²), including 176 homes, a public gym, spaces for production facilities. **Investor/property developer:** Emerige / Quartus. **Architect:** Antonini Architectes. **Completion:** 2028.



κ Hélios

27,000 m² (290,000 ft²), 137 homes. **Property developers:** Telamon et Bricqueville. **Architect:** Nicolas Laisné. **Completion:** 2025.

← Flora

9,056 m² (97,000 ft²), including 1,700 m² (18,000 ft²) of commercial space and 88 homes. **Property developer:** Woodeum. **Architects:** MGA / CALQ Architecture. **Completion:** 2024.

Les Groves: a new address

In 2024, a part of Nanterre's Les Groves neighborhood came to life with the opening of the RER E line as well as the advent of the first housing programs and the Rails garden. This area of 65 ha (160 acres), which will also see the arrival of the Grand Paris Express in 2031, has in effect begun a radical metamorphosis into a vibrant and enticing area.

Led by the city of Nanterre and Paris La Défense, the renovation of the district is founded on concepts of multi-use planning combined with an ambitious environmental strategy. Its mix of energy efficiency, residential comfort, and quality of life earned it the governmental distinction of a "ÉcoQuartier." The Les Groves district also strives to be a site of experimentation and collaboration, through co-construction workshops bringing together current residents and future users. Similarly, the participatory approach of initiatives like "Vive les Groves" allows for the wider public to explore and participate in this urban transformation.

DID YOU KNOW?

Les Groves is...

65 ha
(160 acres)

including 4 ha (10 acres) of
public green spaces with 2 parks



10 500

new
residents

288,000 m²

(3m ft²), including
4,500 homes

210,500 m²
(2.2 m ft²) of
office space

12,000
new employees



79,000 m²
(850,000 ft²)
dedicated to
activities, retail,
and public/private
facilities



3 school
groups

2 daycares

2 gyms



Jardin des Rails public spaces

Bords de Seine: the green corridor

In extending the Nanterre Terraces to one of the last sectors of the Seine-Arche urban development zone (ZAC), this project will transform a fragmented patchwork of brownfields into a lively and accessible riverside promenade fostering leisure and biodiversity.



Designed by the landscaping/ architecture firm Ilex with support from the Sathy agency, this “green delta” will connect three sites bisected by infrastructure, with mutually reinforcing designs:

- Terraces 3-5: this site will host an agricultural and cultural program with an educational bent, and will weave in with the district’s eco-friendly transit network through a new pedestrian bridge over the RER tracks;
- The A14/A86 interchange: submerging the highway infrastructure will allow the Chemin-de-l’Île park to be extended and connect with the Terraces;
- République-Université: a mixed-use development plan will redefine this sector, delivering varied forms of housing of approximately 17,600 m² (190,000 ft²) of total floor area, including family homes and residences for students, researchers, and young workers) and commercial premises of approximately 25,000 m² (270,000 ft²) of total floor area. Urban planner: MG-AUP / Landscaper: Base.

Le Croissant forges ahead

Between now and 2027, phase two of the Croissant will create a new “slice of city.” Located in Nanterre, at the intersection of the La Défense Business District, the Paris La Défense Arena, and the André-Malraux park, the phase will build 21,200 m² (230,000 ft²) of primarily residential space, alongside public facilities and ground-floor commercial and community premises, as well as green spaces and new pedestrian connections. Currently under review, the planning project was designed by the consortium led by the MG-AU firm together with Atelier Jours and OGI.

It includes:

- The moving of the Gorki community center and the construction of a new gymnasium on the ground floor of a new building;

- More pedestrian-friendly connections between the André-Malraux park, Cité Pablo Picasso, and the La Défense business district thanks to the restructuring of outdoor spaces.



LA GARENNE-COLOMBES

An eco-campus in an island of biodiversity

At the heart of the Charlebourg district in La Garenne-Colombes, the Engie campus will welcome its teams at its new headquarters in September 2025. Integrated into a vast green island of 1.3 ha (3.2 acres), it consists of 4 buildings with a total area of 94,000 m² (1m ft²). In an exemplary eco-conscious style, it meets the highest standards of sustainable development. Paris La Défense has begun planning the first steps of the campus that will be completed in 2025, with the creation

of cycling paths, sidewalks, car and bike parking, green parks and parklets, landscaped areas and the planting of 70 trees.





MICHELET

**DISCREET AND
LIVELY ALL AT ONCE!**

To elevate the dynamism of this district at the intersection of the La Défense esplanade, the Patrick-Devedjian boulevard, and downtown Puteaux, this urban project is designed to improve points of access, to make the boulevard crossable, and also to renovate the Michelet avenue and the areas surrounding the buildings. With 50% of existing facing re-used in the refurbishment, this strongly environmentalist project goes above and beyond planting greenery.

↙ The Link, Puteaux

NEW PROJECT

Investor/project manager:

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 (1.4 m ft²)
of office space

Completion: 2025



*The Michelet
project is...*

1,2 ha
(3 acres) Total area

191 new
trees
(300 trees total) 

A **20m** (65 ft) RAMP

New
elevators

**1 PEDESTRIAN
FOOTBRIDGE**
over the boulevard

1 monumental
tree-lined staircase



Project Managers
TVK (mandataire) /
Atelier Roberta / Setec /
ON / Zefco / RRA /
Ville ouverte

Contracting authority
Paris La Défense



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.

Competition picture



↑ Synapses, Courbevoie REFURBISHMENT

Public developer: Paris La Défense. Investors: CDC HABITAT / La Banque des territoires. Property developers: Pitch Immo / GA Smart Building. Urban planner/ Architect: Alfonso Femia. Mixed-use: coliving, retail, activities and services. Completion: 2028.



κ CB3, Courbevoie REFURBISHMENT

Investor/property developer: Icawood / WO2. Architect: Atelier 2/3/4/. Project: Code du Travail building, future headquarters of a large industrial group. Area: 34,400 m² (370,000 ft²) of office space and services. Completion: 2027.

COUPOLE- REGNAULT

THREE REAL ESTATE PROJECT HIGHLIGHTS

This year, the Coupole-Regnault district has embarked on a new real estate endeavor with office refurbishment and mixed-use development projects, as well as and a new project resulting from the *Empreintes* call for projects (see p. 33) developing coliving spaces for the first time in La Défense.

PARVIS: 1ST STEP OF THE RENOVATION

Paris La Défense is deploying a tactical, interim planning approach for the renovation of the La Défense parvis by mobilizing a multi-disciplinary collective of developers. At the foot of La Grande Arche, this iconic site spans over 13,000 m² (140,000 ft²). The key elements of this approach include: an interim development plan designed in dialogue with users; improving user comfort (furnishings, seats, lighting,...), while adapting to climate change and the use of the site for events; operations starting in 2026 or 2027 to set the stage for the future permanent project.



A PUBLIC BODY TO **SERVE** THE **DISTRICT**

A UNIFIED VOICE

Paris La Défense is the regional public establishment responsible for the development, operation, event planning, and promotion of the district. In 2021, Paris La Défense adopted a “Raison d’être,” committing itself to experimenting with and innovating new ways to live, work, and design urban spaces, with the goal of becoming the first post-carbon global business district.

Guided by this strategic plan, Paris La Défense’s teams are developing and modernizing the area by implementing ambitious real estate and urban planning

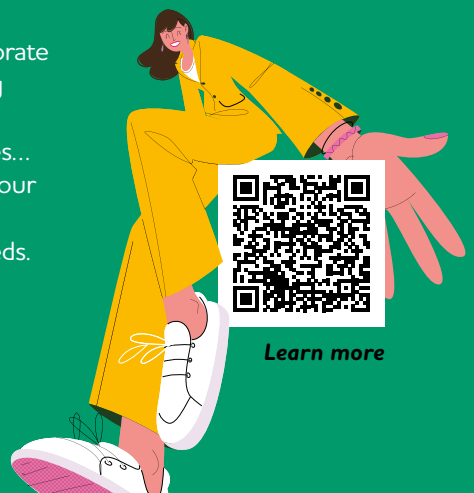
projects. The public body has also launched a major diversification project for the district by developing first-rate business, residential and entertainment offerings. The ultimate goal is to transform the district into a true economic, residential, and social hub!

A SINGLE OPERATOR, A MULTITUDE OF SERVICES

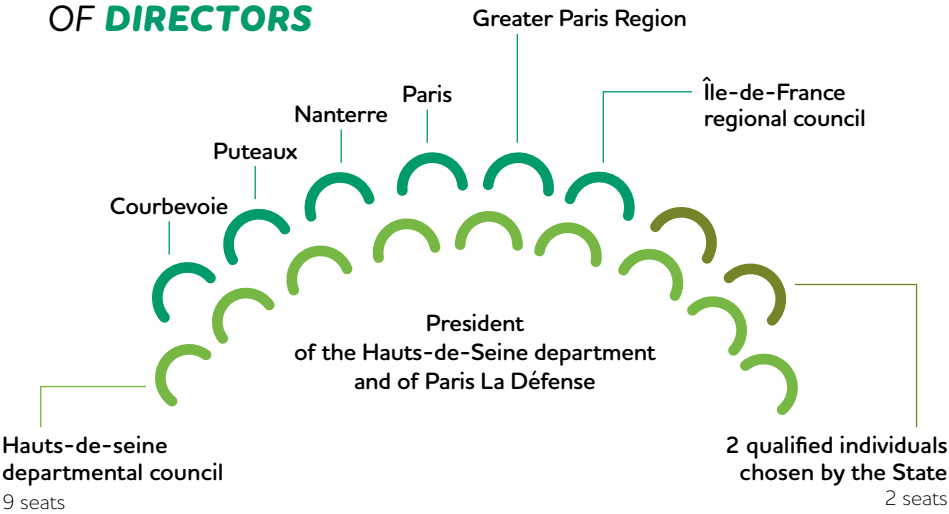
Paris La Défense offers a wide array of services dedicated to companies and managers interfacing with the business district. Real estate projects, assistance with corporate installation, providing district-related data, privatization of spaces... Paris La Défense is your crucial contact for all your La Défense needs.

TAKE PART IN THE ADVENTURE

A true urban and architectural laboratory, Paris La Défense is a district that never ceases to reinvent itself, drawing from expertise across diverse professional domains. Joining Paris La Défense means adopting its pioneering and innovative spirit and becoming part of a robust professional framework centered on well-being, one which champions diversity and inclusion.



OUR **BOARD**
OF **DIRECTORS**



YOUR **CONTACTS**

General management



Pierre-Yves Guice
CEO
pyguice@parisladefense.com



Rémi Tardivo
Deputy CEO
rtardivo@parisladefense.com



Olivier Schoentjes
Executive Director of Operations,
Deputy CEO
oschoentjes@parisladefense.com



Strategy and corporate responsibility
Céline Crestin
Director
ccrestin@parisladefense.com

Urban and real estate projects



Myriam Diguët
Director, Urban Studio
mdiguët@parisladefense.com



Christophe Mailhé
Director, la Fabrique urbaine
cmailhé@parisladefense.com



District and mobility services
David Guerra
Director
dguerra@parisladefense.com



Attractiveness
Franck Boucher
Director
fboucher@parisladefense.com

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Paris La Défense

Cœur Défense Tour B
110, esplanade du Général-de-Gaulle
92 932 Paris La Défense

parisladefense.com



Paris La Défense



@Paris LaDefense



parisladefense



@ladefense.fr



@parisladefense