Sogaris in figures

- Nearly 6,000,000 sq. ft of logistics areas as of December 31, 2018
- 9 sites
- 180 clients
- 5 awarded sites*

* Including the Beaugrenelle Urban Logistics Space, Marseille Arenyl building B, Créteil 3, Chapelle International Logistics Hotel and the Quai Berçy Logistics Hotel.
Introduction

Sogaris reinvents urban logistics

E-commerce has fundamentally changed the way we consume. It has also revolutionized companies’ value chain by making their ability to deliver goods quickly and efficiently an essential factor in their competitiveness. While last mile delivery logistics has become a major economic issue, it also raises an environmental challenge, as the fight against climate change and air pollution have strengthened regulations with regard to goods flows.

Urban logistics is therefore emerging as a new real estate market for the productive economy, a new necessity in major cities and urban areas and a new service for inhabitants and businesses. With the return of new urban warehouses appears a new ecosystem and new areas of innovation, especially in the field of transport, which is now cleaner and better adapted to cities.

As a historic property company, the Sogaris Group has a clear and well-defined industrial project: to develop a network of sites for goods distribution in the city, with logistics platforms at the doors of the city, logistics hotels in the city center and local premises downtown.

Adopted in 2016, our strategic plan includes a €500 million investment over ten years, with an acceleration phase of €350 million for development over the first six years. In the long term, the Sogaris Group is targeting a 7,500,000-sq. ft. portfolio in the Grand Paris region. This is how Sogaris is increasing its areas of innovation and working to link the economic optimization of logistics with the reduction of its carbon footprint and an improved quality of life.

Fewer trucks, less pollution, less traffic: 50 years after its creation, the Sogaris Group has embarked on a development strategy commensurate with its goal of becoming the Grand Paris’ urban logistics leader.
Summary

Urban logistics platforms
A logistics gateway for the agglomeration

Logistics hotels
The scale of all innovations

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Part I

Urban logistics platforms

A logistics gateway for the agglomeration

Section summary

Rungis: 50 years old and not a wrinkle!

Créteil: a window on the beltway

Roissy and air freight: immediate boarding!
Urban logistics platforms

Rungis: 50 years old and not a wrinkle!

In 2017, Sogaris celebrated the ever-dynamic site’s 50th birthday. A veritable behind-the-scenes operating base, this logistics platform - located just a few miles from Paris - is connected to road and public transportation networks, thus reducing travel-related pollution, as its ISO 14001 certification renewal attests to.

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>5 miles from Paris</td>
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<tr>
<td>Accessible from A86, RN186 and RD7</td>
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<tr>
<td>Autolib’ station located at the site entrance</td>
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<tr>
<td>Tramway station (T7: Place de la logistique)</td>
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<tr>
<td>Green service station (biogas)</td>
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<tr>
<td>Over 2,000,000-sq. ft. of warehouses, loading bays and offices for rent</td>
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<tr>
<td>80 companies currently based at the site</td>
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At the logistics basin level, the platform acts as a gateway by fostering the link between long-distance freight transport and urban flows.
Urban logistics platforms

Créteil: a window on the beltway

Located in the heart of the Grand Marais Activity Centre in Créteil facing the Île-de-France motorway (A86), this logistics platform offers quick and easy access to downtown Paris and the entire Paris area.

Description

<table>
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<th>Description</th>
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<tbody>
<tr>
<td>Less than 4 miles from Paris</td>
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<tr>
<td>Facing highway A86</td>
</tr>
<tr>
<td>3 warehouses for nearly 500,000-sq. ft. logistics floor, 2 of which underwent major renovations</td>
</tr>
<tr>
<td>7 companies currently based on the premises, 4 of which are key urban delivery service players</td>
</tr>
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Urban logistics platforms

Roissy and air freight: immediate boarding!

The Roissy site was entirely designed based on its close proximity to Paris’ international airport. The Air Freight Logistics Platform (C.L.F.A.), created in partnership with Paris Airports, acts as a link between air freight and urban logistics.

Description

Cargo area 8 at CDG Airport (site under customs surveillance with direct access to the runways)

Directly accessible from highways A1 and A3

Six buildings with 540,000-sq. ft. of warehouse space and 160,000-sq. ft. of office space

40 companies currently based on the premises
Part II Logistics hotels

The scale of all innovations

Section summary

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Pont de Grenelle: a solution to the challenges of the energy transition 13

Quai Bercy: a new slice of city 14
**Logistics hotels**

**Chapelle International: a new paradigm**

Sogaris created this unique logistics hotel in 2018. Designed by A26 architectural firm, this multimodal, mixed-use building is perfectly integrated in the heart of The Grand Paris region, in the new Chapelle International eco-district (Paris XVIII	extsuperscript{th} arrondissement).

**“Sogaris future”**

**A new area for a new era**

In dimension like in kind, this MIPIM Award winner (for “best industrial and logistics development” category) is completely original. Located near the urban rail terminal, Chapelle International is working directly to diversify the logistics mix in the Grand Paris region. All the activities are carried out inside the building, thus reducing noise pollution. The site’s other services (a district heating boiler, sports fields, an urban farm, a restaurant, a fitness club) are at local residents’ disposal, thus helping to improve their quality of life. The natural environment is respected and showcased.

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**Description**

- **485,000-sq. ft. of mixed use space:** Logistics activities, an urban railway terminal, offices, a data center, sports fields, an urban farm, a restaurant, a fitness club and professional schools
- **A quarter of a mile urban railway terminal**
- **160,000-sq. ft. of warehouse space dedicated to the hotels and restaurants sector**
- **4 trains a day**
- **1,537 tons of CO\textsubscript{2} per year per train not being emitted into the atmosphere**
- **A biogas boiler that recovers the heat from the data center for the heat loop**
- **A 65,000-sq. ft urban farm on the rooftop**
- **A Data Center**
- **108,000 sq. ft. of commercial space constituting the neighborhood-facing side of the building, lending to its effective urban integration**
Logistics hotels

Ardoines Station: a strategic location

Sogaris will soon be moving into Vitry-sur-Seine, with one of the very first buildings in the Adoines Station joint development area, a key site of the Grand Paris region. The 410,000-sq. ft. foot, two-floor building will accommodate integrated urban logistics and work areas for construction workers as well as 108,000-sq. feet of agricultural-use roof.

**“Sogaris future”**

**Towards an overall logic**

With this project, Sogaris confirms its offensive position on the Grand Paris region urban logistics scene by cultivating its unique, innovative style. Designed by the Chartier Dalix architectural firm, this new generation building is based on a real symbiosis between economic activities, architecture and quality of life for inhabitants.
Logistics hotels

Pont de Grenelle: a solution to the challenges of the energy transition

Winner of the "Reinventing the Seine" contest, En Seine! is a project that results from a coherent group of developers (PRD Office), architects (SYVIL and Hardel and Bihan), energy companies (Total, Air Liquide, GRDF and EDF) and users (Ecolotrans), of which Sogaris was the authorized representative. Located in the XVIth arrondissement, facing the Maison de la Radio, En Seine! is designed to support Grand Paris's energy transition by offering a clean, multi-energy station (biogas, hydrogen, bio-ethanol, electricity), urban fluvial logistics services in a nearly 78,000-sq. ft. space, and a higher education center in 80,000-sq. ft. building - highly ambitious environmentally speaking.

“Agoris tomorrow”

A world first

Open on the city and neighborhood, the project offers an open esplanade along the Seine. Due to its exceptional location and as it is public, it will serve as a model by offering visitors an self-guided educational tour describing the environmental qualities of its various programs and its multi-energy station - a world first!
Logistics hotels

Quai-Bercy: a new slice of city

Winner of the "Inventons la Métropole du Grand Paris" contest and jointly managed by Sogaris, Poste Immo, Icade and its co-designers (the Mimram agency, Enia architects and Coloco), the future Bercy-Charenton district - with its nearly 200 acres - is an ambitious development project destined to welcome 9,000 new inhabitants and 13,000 jobs. This veritable slice of the city will offer essential services for residents and businesses.

“Sogaris tomorrow”
Revolutionizing urban Logistics in The Grand Paris region

A logistics and light industries hotel will complete an organizing principle that brings together economic efficiency and environmental standards. The logistics hotel will thereby attempt to foresee the uses and needs of tomorrow using a multimodal, three-tiered approach combining train, tram and road. The site will also offer a 100% clean, innovative vehicle service that will be able to accommodate connected and autonomous vehicles in the long term.
Logistics hotels

50,000 sq.m to reinvent a neighborhood

17,000 sq.m of logistics floor space for 25,000 sq.m of usable space

15,000 sq.m of office space

8,000 sq.m of hotels and co-living

5,000 sq.m for light industries

4,000 sq.m of sports facilities

1,000 sq.m of stores and event spaces
Part III

Urban distribution areas

Last mile objective

Section summary

Beaugrenelle: creating jobs

Pantin: the network effect

Pleyel: a showcase for our vision of the Grand Paris region
Urban distribution areas

Beaugrenelle: creating jobs

Located in Paris’ 15th arrondissement, this 33,000-sq. foot, two floor space was designed to fit perfectly into the surrounding neighborhood. This new service dedicated to “last mile” delivery is generating jobs in the heart of Paris. This new site has allowed the operator to radically reduced traffic, thus resulting in both financial and environmental benefits.
Urban distribution areas

Pantin: the network effect

Sogaris is developing a new space located under the beltway between Pantin and Paris. This 3,300-sq. foot, temperature-controlled site will operate in a network with the Grand Paris region’s major logistics gateways (Rungis and Arras). This will make it possible to divide, distribute and deliver merchandise using clean, light vehicles in Paris, Pantin and Pre-Saint-Gervais.

“A Sogaris tomorrow”
A pioneering model

This neighborhood space will be designed using reusable materials to reduce investment costs and offer a truly dismountable prototype. Supplied by gas vehicles round the clock on weekdays, “P4” will make it possible to divide up goods at the city limits using electric vehicles, scooters or electric carriages.
Urban distribution areas

Pleyel: a showcase for our vision of the Grand Paris region

The Lumières Pleyel group, represented by Sogelym Dixence, wants to make Pleyel a gateway to Grand Paris region. A mixed complex with more than 580,000-sq. feet of offices, housing, hotels, student housing, shops, cultural and sports facilities, the project includes a bridge building that will span the train tracks. The Sogaris Group will use its know-how to develop a 21,000-sq. foot urban logistics space.

“Sogaris tomorrow”

Urban logistics for large-scale events

The Sogaris project is providing for joint operation between a dedicated full-time urban logistics activity and an approximately 15,000-sq. foot rights-of-way timeshared with the RATP for storing electric buses. This is one of the project’s innovation strong points. The space could also be logistically useful for the Olympic and Paralympic Games 2024.
The Sogaris group is changing its visual identity. Our new logo – comprised of two loops - symbolizes both the Seine (for Grand Paris) and the Sogaris group’s commitment to a virtuous cycle of developing innovative, multimodal, sustainable buildings.

Sogaris is committed certifying its buildings. The new buildings are certified (HQE, BREAM, etc.), and the Rungis platform’s management system is ISO 14001 certified, (renewed in 2018).

We are developing clean, renewable energy on our sites with a biogas station at the Rungis platform, 30 electrical charging stations at Beaugrenelle, a multi-energy station at Pont de Grenelle and systematic installation of electrical terminals at all of our new urban distribution spaces.

Finally, Sogaris promotes the logistics mix through intermodality of several of its urban rail terminal sites (Chapel International and Bercy, at Pont de Grenelle, etc.)