

A photograph of a woman carrying a young child on her shoulders. Both are smiling and looking upwards towards the sun, which is creating a warm, golden glow. The woman is wearing a grey t-shirt and the child is wearing a yellow t-shirt. A large blue diagonal shape is overlaid on the left side of the image.

TOGETHER,
ANOTHER CITY
IS POSSIBLE.

APSYS

APSYS, A GLOBAL PLAYER IN THE CITY

OUR ADN

A passionate city stakeholder created in 1996, present in France and Poland

Specialist in complex urban operations

A complete development property model, with two drivers: investment and development

The agility and long-term vision of a medium-sized family business

OUR SAVOIR-FAIRE

Designing the city of tomorrow

Neighbourhoods, mixed urban centres, city entrances

Bringing the treasures of heritage back to life

Urban and industrial brownfield and historic sites

Anticipating changes in shopping and new uses

Retail & customer experience, hospitality, housing & offices

OUR APPROACH

Pioneering founding principles: urban anchoring, mixed use, and practicing redevelopment

A “human scale” vision of the city and places

A “hand-sewn” approach that reveals the DNA and potential of locations: each operation is tailor-made.

The creation of innovative models

OUR CSR STRATEGY

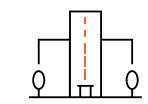
At the heart of our operations and actions, a CSR strategy, structured around 4 strategic pillars :

- Act with respect for the planet
- Designing Tailor-made places for each territory
- Engaging our partners in virtuous approaches
- Cultivating our talents

“Since the creation of Apsys in 1996, we have always been committed to designing, building and running innovative and responsible living areas that transform cities over the long term, meet the expectations of their stakeholders and address the challenges of today and tomorrow. This founding policy, which we apply in France and Poland, is both a guarantee of resilience and a means of ensuring sustainable value creation for the benefit of all.”

Maurice Bansay, Founding President of Apsys

OUR KEY FIGURES*



2.3 Bn €

in **assets** (as a share)

▣ **19 operational assets**



1.8 Bn €

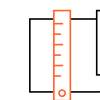
under **development** (as a share)

▣ **8 projects under development**



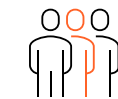
39

assets under management



25

completed assets



372

employees



100

national and international prizes

*As at 31/12/2023

TOGETHER,
ANOTHER CITY
IS POSSIBLE



Apsys is a committed company, concerned about its impact and added value. Since its creation in 1996, it has been committed to making a difference to the areas and communities where its projects and assets are located: following the example of Manufaktura, which has revitalised the city of Lodz, Beaugrenelle, which has been the driving force behind the redevelopment of the *Front de Seine* district in Paris, and Steel, which has reshaped the landscape of the entrance to the city of *Saint-Etienne*.

That's why it has formalised its role in the service of society through an ambitious *raison d'être*:

Reveal and **multiply**
the potential of places

SHOWCASE THE CITY
BY DEVELOPING
UNIQUE PLACES THAT MAKE
EVERYONE'S LIFE
MORE **BEAUTIFUL**

Creating and managing
iconic and unique places
over the long term

Changing the game
for territories
and communities

A *raison d'être* that unites its teams in France and Poland and is summed up by its new signature: Together, another city is possible. A more generous, more creative, more inclusive city! To achieve this noble goal, the Apsys teams are driven by a set of strong, shared values:

RESPONSIBILITY, BOLDNESS, PASSION, INNOVATION, EXCELLENCE

OUR PROJECTS IN FRANCE



© L'Autre Image

GRENOBLE

NEYRPIC

A hybrid, experiential and energising place for living and sharing, Neyrpic will combine leisure and sports facilities, cafés and restaurants, shops and services, public and creative spaces, events and gatherings on the site of the former Neyrpic factories in Saint-Martin-d'Hères. This redevelopment of the region's industrial jewel, located in the heart of the city and facing the Grenoble Campus, benefits from creative architecture that respects the memory of the site, increases the number of green public spaces and adopts the best environmental practices.

Architecture, landscaping and design: Maison Edouard François, Base, RF Studio
Floor area: 49,950 sqm (115 retail outlets and restaurants)
Provisional opening: 2024

MIXED



© Jouin Manku

CLICHY

MAISON DU PEUPLE

A masterpiece of modernist architecture classified as a Historic Monument, the Maison du Peuple - designed by Marcel Lods and Eugène Beaudouin, Vladimir Bodiansky and Jean Prouvé - stands out for its avant-garde features (removable floors, sliding partitions, movable roof) and its vocation as a place for living and sharing. It is this exceptional heritage that this redevelopment project led by Apsys and the Ducasse Group, supported by the Ministry of Culture, will bring back to life. Open to its neighbourhood, in the heart of the city of Clichy, the *Maison du Peuple* will host Alain Ducasse's Manufacture, a "refectory", chefs in residency, an international laboratory of culinary practices as well as the headquarters of the Ducasse group.

Architecture and design: Perrot & Richard, Jouin Manku agency
Floor area: 4,000 sqm (offices, restaurants, shops)
Provisional delivery: 2025



© L'Autre Image

BORDEAUX

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CANOPIA

An "urban haute-couture" project, Canopia will be an inclusive, lively and virtuous district that mixes functions (housing, offices, hotels, services, restaurants, leisure and shops) and anticipates new uses. The project's architecture, both bold and respectful of the soul of Bordeaux, makes a strong gesture by creating a "street-park" that links the station to the Garonne, and developing generous areas for living and sharing. Thanks to the abundance of plants and strong environmental commitments, the district will be an island of freshness, a committed laboratory for the city of tomorrow.

Architecture and landscaping: Maison Edouard François
Floor area: 67,000 sqm (housing, offices, hotels, shops)
Provisional opening: 2026



© Arefactorylab



LYON

CELP 360

The *Centre d'Échanges Lyon Perrache* conversion project turns this strategic but "unloved" site into a catalyst for change and a creator of links, thanks to a mixed programme with a strong social and environmental commitment that encourages new uses and more ecological habits, and to an exemplary extension-redevelopment (particularly in environmental terms) that takes advantage of the constraints and assets of this complicated property complex. The CELP 360 will be, in the heart of the Lyon peninsula, the emblem of a resilient, sober and responsible city and will actively contribute to the urban, food-related and ecological transitions of the city.

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Floor area: 25,750 sqm (6 programmatic components, 24 units/activities; offices, hotels, restaurants, shops and services, mobility and logistics, artisan crafts)
Group: Apsys, Quartus
Architecture and landscaping: Dietmar Feichtinger Architects (DFA), exndo, Aleppo, BASE
Provisional delivery: 2028

MIXED



NICE

NICE GRAND ARENAS

Strategically located within the Grand Arénas, a business and lifestyle district at the entrance to Nice, a major Nice Ecovallée Operation of National Interest, this highly contemporary urban marker promotes a new art of living "à la niçoise", thanks to a design that updates Mediterranean architecture (in terms of materials, colours, morphology, relationship with the landscape) and a plural programme that allows for an abundance of uses, notably around "La Plassa", the real beating heart of the project.

Floor area: 18,500 sqm (15,000 sqm of housing, shops and everyday services)
Group: Apsys, Aire Nouvelle, Groupe Gambetta
Architecture and landscape: Lina Ghotmeh - Architecture, Land'Act
Provisional delivery: 2029



PARIS

LES HOSPITALITÉS CITOYENNES (FORMER AP-HP HEADQUARTERS)

Spearheading a more hospitable urban lifestyle and a new beating heart for *Paris Centre*, the project to transform the historic AP-HP (*Assistance Publique Hôpitaux de Paris*) headquarters aims to create Paris' first "immeuble à mission", thanks to an inclusive programme open to the city (offices rich in convivial spaces; more than 6,000 sqm of social housing; active bases that give pride of place to eco-responsible activities and SSE players) and a renovation that embodies the environmental transformation of Haussmann's Paris and its transition towards carbon neutrality.

Floor area: 26,500 sqm (offices, housing, shops and local services)
Group: BNPP Real Estate, Apsys, RATP Solutions Ville
Architecture and landscaping: DPA - Dominique Perrault, h2o, Martinez Barat Lafore, Nicolas Dorval Bory, Atelier Roberta
Provisional delivery: 2027

MIXED

SCHOOL



PARIS

GARAGE KELLER

A former car park located in the 15th arrondissement, close to Beaugrenelle, Garage Keller demonstrates the reconversion of parking spaces in the heart of Paris. Garage Keller illustrates the transformational urban vision that drives Apsys, and is destined to become a higher education establishment by taking up the challenge of fully restructuring the spaces that respond to new ways of living, working and studying. This project aims to be environmentally exemplary and will meet the challenges of sustainable development.

Floor area: 7,000 sqm
Architecture and landscaping: Canal Architecture
Provisional delivery: 2026



© Hervé Piaud

SEINE-ET-MARNE

EDEN

A green pedestrian promenade located in Servon, at the heart of the Brie region, Eden offers a warm and friendly atmosphere thanks to its carefully designed, modest-sized architecture, a generous visitor experience and an attractive offer structured around shopping pleasure, leisure, restaurants and local services. Eden, a little paradise!

Architecture: L35
Floor area: 35,000 sqm GLA (50 shops and restaurants)
Opening: 2019

© Pierre Grasset



SAINT-ETIENNE

STEEL

An operation to rebuild the city on the city, Steel is the centrepiece of the redevelopment of the main entrance to the city of *Saint-Etienne*. "Steel has been a very successful shopping complex since it opened, with emblematic architecture and design, generous landscaping (35,000 sqm of green space), a merchandising mix structured around powerful brands in the main shopping areas and a visitor experience full of surprises (including the Micro-Folie de La Villette digital museum concept). Steel was awarded the CNCC Trophy for the best retail park creation, BREEAM Very Good Construction certification and the Biodiversity label.

Architecture, landscaping and design: SUD, Atelier Rivat, Base, Studio Briand & Berthereau
Floor area: 70,000 sqm GLA (70 shops and restaurants)
Opening: 2020



© Apsys

PARIS

BEAUGRENELLE

The driving force behind the metamorphosis of the *Front de Seine* district and a must-see Paris address, Beaugrenelle, just a stone's throw from the Eiffel Tower, is home to a collection of exceptional brands (including a Galeries Lafayette department store, a deluxe Pathé cinema and numerous flagship stores), an ever-renewed cast of pop-up stores and, on its 7,000 sqm of green roofs, an aromatic farm cultivated using permaculture and local suppliers! Cosy and arty, Beaugrenelle offers an experience packed with special details, notably with a programme rich in events, arts and culture. Winner of numerous national and international awards (including the ICSC Trophy for Best European Shopping Centre 2015), in 2021 Beaugrenelle Paris was the first French shopping destination to have obtained BREEAM-IN-USE Excellent certification awarded according to a new, even more demanding standard.

Architecture: Valode & Pistre
Floor area: 50,000 sqm GLA (120 shops and restaurants)
Opening: 2013

© Poekiecookie studio



PARIS

BOOM BOOM VILLETTE

France's first "Food & Leisure Market" with a totally new concept, Boom Boom Villette is becoming a must-visit destination in eastern Paris and the Parc de la Villette, a multicultural, family-friendly hub in Paris's 19th arrondissement. An experiential, creative and generous venue, Boom Boom Villette combines food and entertainment (Pathé, IFly, Quiz Room, Batman Escape and Seven Squares). Its Food Market brings together the very best in street food, with 20 kiosks and three bars serving beer, wine and cocktails. In addition to a rich programme of events orchestrated by Live Nation, Boom Boom Villette offers free events every week for all ages: live music, afterworks, DJ sets, games, sports classes, etc.

Design: Malherbe
Floor area: 25,000 sqm
Provisional opening: 2024

CAEN

LES RIVES DE L'ORNE

The driving force behind the redevelopment of the station area and the reclamation of the banks of the Orne, *Les Rives de l'Orne* is a mixed urban centre combining shops, offices, housing, hotels and public spaces. A natural extension of Caen city centre, *Les Rives de l'Orne* offers a wide range of shopping, leisure and restaurant facilities and is home to the Social and Solidarity Economy players. *Les Rives de l'Orne* has created major events, including Caen Plage, which have become a must in Caen.

Architecture: Valode & Pistre
Floor area: 76,000 sqm net floor area (28,000 sqm GLA of shops / 70 stores and restaurants, 220 homes, 25,400 sqm of office space, 1 x 3-star hotel (100 rooms)
Opening: 2013

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METZ

MUSE

Just a stone's throw from the *Centre Pompidou-Metz*, the railway station and the city centre, Muse, the cornerstone of the new Amphitheatre district, enjoys a remarkable urban mix thanks to the combination of shops on the ground floor and housing and offices on the upper floor (six different programmes). Muse offers an exceptional mix of brands and a creative, arty visitor experience through a collection of specially created artworks by various artists (including Julio Le Parc) and a highly inventive events programme. Open to the city, the block's architecture encourages urban effervescence. Muse received the ICSC Best European Shopping Centre Award 2019.

Architecture: Viguier
Floor area: 80,000 sqm (37,000 sqm GLA of shops / 115 shops and restaurants, 24,000 sqm of housing, 10,000 sqm of office space)
Opening: 2017

METZ

FIRST

The first housing programme designed by Apsys and bridgehead of the Muse block, First stands out thanks to its emblematic architecture, also designed by Jean-Paul Viguier. Positioned on spectacular tripods, veritable steel trees, First features an elegant glass chequerboard façade, facing the *Centre Pompidou-Metz*. Its homes offer a contemporary and high quality living environment.

HOUSING

TOURS

L'HEURE TRANQUILLE

The beating heart of the *Deux Lions* district and a welcoming place to live, *L'Heure Tranquille* offers a range of leisure shopping, restaurants and local services, and incredibly pleasant public spaces made so by the presence of a beautiful fountain and an ETFE roof that magnifies the daylight.

Architecture: CVZ
Floor area: 21,000 sqm GLA (60 shops and restaurants)
Opening: 2009



© Tatam Guillermin

OFFICES



© Jean-Paul Viguier

PARIS

DIX SOLFÉRINO

This mythical private mansion, famous for having been the headquarters of the Socialist Party for almost forty years and whose origins date back to the 18th century, has been renovated to restore its full splendour, and completely redesigned to offer the best standards of contemporary comfort and performance. The Dix Solférino has been awarded BREEAM Excellent and HQE Excellent. The Dix Solférino is now owned by Interparfums, which has established its headquarters there.

Architecture: Viguier Floor area: 4,200 sqm
Delivery: 2022

OUR ACHIEVEMENTS AND PROJECTS IN POLAND



POZNAŃ

POSNANIA

Using a combination of all the latest innovations in retail and lifestyle shopping, Posnania has been a huge success since it opened, thanks to its spectacularly spacious architecture, meticulous design, a consumer experience unequalled in Poland and an exceptional merchandising mix (300 brands in all categories). A committed player, Posnania is certified BREEAM-IN-USE Excellent in the Asset Performance category and Outstanding in the Building Management category and has received numerous national and international awards including the ICSC Trophy for Best European Shopping Centre 2018.

Architecture: Rtkl Studio
 Floor area: 100,000 sqm GLA (70 shops and restaurants)
 Opening: 2016

ŁÓDŹ

MANUFAKTURA

Located in beautifully restored former factories, Manufaktura is an international benchmark in urban redevelopment, winning numerous national and international awards (including the ICSC Trophy for Best Shopping Centre in the World in 2007). The beating heart of Łódź and a unique vector of influence for the city, Manufaktura combines cultural and experiential programming (in its magnificent central square, the scene of numerous events), a collection of shops, leisure activities and restaurants, a tertiary and tourist offer

MIXED



(12,000 sqm of office space, a 4-star hotel, museums), all of which attract nearly 20 million visitors a year. Manufaktura has been owned by Union Investment Real Estate GmbH since 2012 and is still managed by Apsys, which created it. Manufaktura is certified BREEAM-IN-USE Excellent.

Architecture: SOUTH
 Floor area: 200,000 sqm (hotel, museums, shops, leisure and restaurants)
 Opening: 2006

HOUSING

VARSOVIE

SOLEA

Located in a sought-after area of Warsaw, on the edge of the Hippodrome, Solea is a high-end residence that combines the comfort of apartments designed down to the smallest detail with outdoor spaces and the benefits of living areas offering numerous services and places to meet. Solea is a model in terms of environmental quality and has already obtained BREEAM Conception Very Good certification, attesting to the commitments made at each stage of its design.

Architecture: Fiszer, Atelier 41
 Floor area: 6,200 sqm (91 apartments)
 Provisional delivery: 2024



GDANSK

HALA TARGOWA

The project is transforming a splendid two-hundred-year-old indoor market, located in the heart of Gdansk's old town, into a contemporary gastronomic destination combining a foodhall, a redesigned traditional market and restaurants. On the lower floor, a market with more than 20 stalls will offer local specialities and large tables where visitors can gather and enjoy the view over the preserved ancient remains. On the ground and upper floors, the foodhall, based on a jungle theme in keeping with the historical dimension of the building, will host some twenty Food & Beverage kiosks and numerous spaces for sharing moments with friends and family.

Architecture: Raoult
 Floor area: 4,700 sqm
 Provisional delivery: 2025



BIOSFERA

Located in the immediate vicinity of the "Valley of Three Lakes" (a green recreational area dear to the hearts of local residents), Biosfera is an ambitious redevelopment project that will transform the city of Katowice and influence the whole of Silesia. With its location, spectacular architecture and mixed functions (hotels, offices, housing, retail and entertainment), Biosfera will be a new gateway to the city and a flagship urban destination that will meet the needs of visitors and residents alike. Biosfera will also be distinguished by the innovative environmental solutions it incorporates, guaranteeing a high level of environmental performance.

Architecture: SUD
 Floor area: 120,000 sqm
 Provisional starting: 2026



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APSYS TOGETHER, ANOTHER CITY IS POSSIBLE.

A passionate player in the city since 1996, Apsys designs, builds, runs and develops assets that make the city vibrant in all its functions: mixed urban centres, retail, offices, housing, hotels, etc.

Among its emblematic achievements is Beaugrenelle (driving the metamorphosis of the *Front de Seine* district in Paris), Muse (creation of a mixed urban block in Metz) and Steel (redevelopment of the main entrance to *Saint-Etienne*), *Le Dix Solférino* (redevelopment of the historic headquarters of the French Socialist Party) and, currently under development, Neyrpic (creation of a living area on former industrial wasteland), *La Maison du Peuple* (redevelopment of a masterpiece of modernist architecture in Clichy), Canopia (creation of a new “piece of the city” in Bordeaux) and, from now on, the reconversion of the *Centre d'Échanges Lyon-Perrache* or the AP-HP headquarters in Paris. Thanks to architectural gestures that are both bold and respectful, generous social spaces, “hand-crafted” programming mixes, and concrete environmental and social commitments, Apsys’ achievements and projects convey a creative and generous vision of the city, for the benefit of all.