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COMMUNIQUE DE PRESSE

Altarea Commerce and EDF Invest Seal Strategic Partnership for Espace Chanteraines Retail Park in Gennevilliers

Altarea Commerce and EDF Invest announce the acquisition by EDF Invest of a 49% stake in the company owning the Espace Chanteraines Retail Park in Gennevilliers. Through this alliance, Altarea Commerce, the majority shareholder, partners with a new leading institutional investor.

Located in Gennevilliers, at the heart of a leading commercial area, Espace Chanteraines is one of France's most successful retail parks. Spanning 23,000 sqm, it hosts 14 prominent brands *(Decathlon, Boulanger, Cultura, FNAC, Stokomani*[1]) and benefits from sustainable infrastructure (photovoltaic panels, Electra electric charging stations). Its diversified offering, strategic location in the heart of the Hauts-de-Seine region, and direct accessibility via the A86 motorway make it a benchmark site, highly valued by both retailers and consumers.

[1] *Decathlon, Boulanger Stokomani, Cultura, FNAC, Del Arte, Hippopotamus, Gémo, Chaussea, C&A, La Halle, Poltronesofà, Animalis, Fête Sensation, Munich*

Altarea Commerce and EDF Invest are taking a decisive step in the execution of their respective strategic plans, with, on the one hand, the consolidation of Altarea Commerce's partnership model alongside leading institutional investors, and on the other hand, the diversification of EDF Invest's asset portfolio, marking its first investment in commercial real estate.
Both groups share a commitment to supporting attractive, sustainable commercial real estate with a sustained and long-term growth perspective, leveraging Altarea Commerce's recognized expertise in managing and enhancing retail assets.

Rodrigo Clare, CEO of Altarea Commerce et Infrastructures, states: "We are very pleased to welcome EDF Invest as a new institutional partner. This partnership concerning the Espace Chanteraines Retail Park confirms the quality of this asset and reinforces the relevance and solidity of our partnership model. It also reflects the strategic dynamic pursued by Altarea Commerce: diversifying our partnerships, creating new growth drivers, and continuing to invest in attractive retail locations, rooted in local territories and resilient to sector changes. This first partnership with EDF Invest opens the way for new collaboration opportunities that we will be keen to develop."

Clémence Caniaux-Cohen, Head of Real Estate, EDF Invest: "This operation marks an important step for EDF Invest, with a first stake in a retail park alongside a reference partner. Espace Chanteraines fully aligns with our diversification strategy, featuring a resilient, well-established asset offering sustainable value creation prospects. This acquisition illustrates our desire to accelerate the deployment of our investment strategy by targeting quality assets with solid fundamentals. We are delighted to embark on this partnership with Altarea Commerce, whose recognized expertise will be crucial in the management and enhancement of the site."

About ALTAREA COMMERCE

Altarea Commerce is the retail operator of the Altarea Group, currently the leading real estate developer in France. The Altarea Commerce property company is a developer, investor, and asset manager. It offers a unique platform of expertise in commercial real estate covering the entire value creation chain, from the acquisition or development of an asset to its disposal. Altarea Commerce manages a portfolio of 44 assets representing a value of 5 billion euros and is primarily present in France, as well as in Italy and Spain. Visionary and agile, Altarea Commerce actively participates in the reinvention of retail and is also committed to creating diversified, friendly, connected, job-creating cities with a reduced environmental footprint, with 100% of its heritage sites being BREEAM-in-use certified.

About EDF Invest

EDF Invest, the investment arm of EDF for non-listed Dedicated Assets, currently manages around €11bn of equity, including 1.5 bn € in real estate, and is targeting a total of c.€15 bn in the coming years. EDF Dedicated Assets are designed to fund the decommissioning of EDF's power plants in France. The mission of EDF is to diversify EDF Dedicated Assets portfolio by targeting three non-listed asset classes in France and abroad: Infrastructure, Real Estate and Funds. For more information, please visit www.edfinvest.com or follow us on LinkedIn.

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