

PRESS RELEASE

Société de la Tour Eiffel and VINCI Immobilier announce the completion of the mixed-use, reversible Manufacture building in Lyon (69003)



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December 8th 2025 – Société de la Tour Eiffel and VINCI Immobilier announce the completion of the mixed-use, reversible 'Manufacture' development, combining offices, housing and retail spaces to create a sustainable, mixed-use urban environment in the heart of Lyon's Part-Dieu district.

A dynamic and versatile complex in the heart of Part-Dieu

Located, 5 Rue Danton, in the 3rd arrondissement, in the heart of a bustling area and with direct access to Lyon Part-Dieu's multimodal station, Manufacture is establishing itself as a **mixed-use complex covering nearly 4,000 sqm**. This high-end programme combines **2,080 sqm of offices that can be converted into housing, 1,300 sqm of housing divided into 19 apartments and 625 sqm of retail space** on the ground floor, including a restaurant, in a dynamic environment that is perfectly connected.

Reversible and environmentally friendly architecture

Designed by PietriArchitectes, the building was constructed in accordance with ambitious environmental standards, including HQE Sustainable Building 'Excellent' certification, with connection to district heating and cooling. It demonstrates high environmental performance with the following certifications: Ready to Osmoz, WiredScore Silver, BBC Effinergie 2017 and is aligned with the European taxonomy for operation (7.7).

Its reversible design allows for the future conversion of offices into housing, thereby minimising the carbon footprint of these changes.

The project also enhances green spaces with a garden opening onto the street, green roofs, contributing to the renaturation of the neighbourhood.

A work of art in the heart of the city

As part of the '1 building, 1 work of art' charter, the sculpture "Présence", by Cyrille André, is installed in the centre of the block and tells the story of the return of life and the transformation of the neighbourhood.

'This transaction illustrates our commitment to supporting urban transformation and investing in mixed-use, sustainable, reversible assets that are integrated into the local area, in line with our roadmap,' said Christel Zordan, Chief Executive Officer of Société de la Tour Eiffel.

Stéphane Reymond, Deputy Managing Director of VINCI Immobilier, adds, *"With Manufacture, we are fully embracing the site's industrial heritage while transforming it into a model of urban recycling. On this former brownfield site, which had been completely artificialised, we are bringing nearly 500 sqm of green space back to life in the heart of the city. This project is a true illustration of VINCI Immobilier's environmental ambition: to achieve Zero Net Artificialisation by 2030."*

PROGRAMME TECHNICAL SPECIFICATIONS

- Developer: VINCI Immobilier
- Owner: Société de la Tour Eiffel
- Architect: PietriArchitectes
- Total floor space: 4,000 sqm
- Programme:
 - 2,080 sqm of office space convertible into housing
 - 1,300 sqm of living space divided into 19 flats
 - 625 sqm of retail space, including a restaurant
- Certifications/Labels:
 - HQE Sustainable Building 'Excellent' rating, WiredScore 'Silver', BBC Effinergie 2017 (E2C1 + RT 2012 -20%) and Ready to Osmoz for offices
 - NF Habitat for housing
- Delivery: October 2025
- Address: 67 Rue des Rancy – 5 Rue Danton, Lyon

About Société de la Tour Eiffel

Société de la Tour Eiffel, with assets worth €1.6 billion, is an integrated property company with a strong service culture. Agile, it operates in various asset classes (offices, urban logistics, managed residential properties, retail outlets) in Greater Paris and major regional cities. Active throughout the entire property cycle, it supports its tenants, companies of all sizes and from all sectors, through its demanding approach to direct asset management. In terms of CSR, Société de la Tour Eiffel has a proactive, cross-functional approach that is fully in line with its strategic objectives. Société de la Tour Eiffel is listed on Euronext Paris (compartment B) – ISIN code: FR0000036816 – Reuters: TEIF.PA – Bloomberg: EIFF.FP

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About VINCI Immobilier

A subsidiary of the VINCI Group, VINCI Immobilier is a real estate developer with three complementary activities: property development, the operation of managed residences (OVELIA for seniors, STUDENT FACTORY for students and BIKUBE for co-living) and real estate services. With a presence throughout France, VINCI Immobilier is a major player in residential and commercial property development for private individuals and institutional investors. Thanks to its multi-product offering and expertise in large-scale complex projects, VINCI Immobilier also supports local authorities in their development operations and participates in the development, design and transformation of urban areas. As a comprehensive developer, partner, creative force and citizen, VINCI Immobilier is committed to achieving zero net land take by 2030 and generating 50% of its revenue in 2030 from urban recycling. With its in-depth knowledge of regional characteristics and the new expectations of its stakeholders, VINCI Immobilier is reinventing its approach to design a more inclusive, attractive and responsible city. www.vinci-immobilier.com



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