



SOCIÉTÉ DE LA TOUR EIFFEL ANNOUNCES THE SIGNING OF A LEASE WITH SOPRA STERIA FOR THE ENTIRE OFFICE BUILDING OF THE EVASYON MIXED-USE DEVELOPMENT IN LYON

Société de la Tour Eiffel announces the signing of a lease with Sopra Steria, a major European technology player, for the entire EvasYon office building located at 8 rue du Dauphiné in Lyon's 3rd arrondissement. The lease covers 5,238sqm of office space, complemented by 560 sqm of balconies, terraces and accessible rooftop space. This transaction marks a key milestone in the neighbourhood's real estate development and in Sopra Steria's strategy to provide its employees with a modern, flexible and sustainable working environment.

This transaction, in which JLL advised both the tenant and the landlord (Société de la Tour Eiffel), marks a strategic turning point for Sopra Steria, which will leave its premises in western Lyon to move to a more central location that is better suited to new ways of working.

EvasYon, a mixed-use and innovative development

Société de la Tour Eiffel developed with EvasYon, an urban renewal project to create an innovative mixed-use development focused on diversity of use. The property complex comprises a 5,238 sqm office building, a co-living residence operated by Bikube, a subsidiary of VINCI Immobilier, with 146 units covering 5,400 sqm, and a student residence with 89 units covering 1,900 sqm, which has been transferred to a social housing provider.



EvasYon, a pleasant and connected working environment

EvasYon will offer Sopra Steria employees a high-quality working environment, with bright offices, several private terraces and a green courtyard accessible to all. Tenants will also benefit from the services of the Bikube residence, a true living space at the crossroads of residential and hotel accommodation, creating an environment leading to personal and professional fulfilment. With healthy and gourmet catering available on site or as takeaway, a friendly bar ideal for relaxation or informal meetings, a coworking space favoring collaboration and creativity, a fitness space, a concierge service to make users' daily lives easier, and hotel accommodation for short, medium or long stays.

Photo credit : Studio Toni R – Toni Ribeiro

Furthermore, ideally located in the centre of Lyon, Sopra Steria employees will benefit from excellent transport links thanks to its proximity to Lyon Part-Dieu railway station, metro line D and tram lines T3 and T4. The building also has 67 parking spaces, including 18 electric charging points and two secure bicycle storage areas, promoting sustainable transport.

EvasYon, an state of the art environmental development

EvasYon was designed as an urban recycling project on a site that was 86% artificialised, on which stood a run-down 1970s commercial building and a large car park. Taking a sustainable approach, the site was renaturalised and transformed to accommodate this mixed-use development. The office building has been awarded a high level of certification : E+C- level E2C1, HQE Excellent, BREEAM Excellent, Wiredscore Gold, BBC Effinergie, and the BiodiverCity label for the entire plot, demonstrating the building's performance in terms of energy and the environment.

'We are delighted to welcome Sopra Steria and to offer them a workplace that combines innovation, comfort and environmental responsibility. This project is a demonstration of our development strategy, which aims to strengthen the diversity of our assets, comfort our presence in the region and demonstrate our commitment to a more sustainable future for cities.' Christel Zordan, Managing Director of Société de la Tour Eiffel.

This relocation is part of Sopra Steria's overall approach to reducing its environmental footprint, and the building perfectly meets the company's requirements in terms of sustainable development and employee well-being.

'This new location in the heart of Lyon reflects our desire to offer our teams a modern, flexible and environmentally friendly working environment, while bringing us closer to our customers,' explains Gérard Touati, Real Estate Director at Sopra Steria.

'This significant transaction illustrates Lyon's market ability to offer more virtuous office space, benefiting from a strategic location and responding to the new challenges facing businesses. The collaboration between our local and national teams has resulted in a solution that is perfectly suited to Sopra Steria's needs,' comments Nicolas Sagez, Key Account Manager at JLL in Lyon.

Manufacture, a new development in Lyon to be delivered for Société de la Tour Eiffel in 2025

By the end of the year, Société de la Tour Eiffel will deliver Manufacture, a 3,900 sqm mixed-use property complex in Lyon's 3rd arrondissement. Combining reversibility in terms of housing and flexibility of space, user comfort and environmental performance, the Manufacture programme will offer 2,000 sqm of office space, 1,300 sqm of living space divided into 19 apartments and 600 sqm of retail space on the ground floor, including a restaurant.

Manufacture also perfectly illustrates Société de la Tour Eiffel's commitment to developing sustainable buildings that are adapted to new ways of working. In addition, a contemporary work of art by Cyrille André highlights the return of wild nature and the rebirth of the neighbourhood, echoing the STE's desire to promote artistic creation in its real estate projects.

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About Société de la Tour Eiffel

With a property portfolio amounting to €1.6bn, Société de la Tour Eiffel is an integrated property company with a strong culture of services. This agile company operates in various asset classes, including offices, urban logistics, managed residential and retail, in Greater Paris and other major French metropolitan areas. An active player throughout the property cycle, it assists its tenants – companies of all sizes and sectors – through high-standard direct management of its properties. Société de la Tour Eiffel conducts a pro-active and transversal CSR policy that is an integral part of its strategic orientations.

Société de la Tour Eiffel is listed on Euronext Paris (B board) – ISIN code: FR0000036816 – Reuters: TEIF.PA – Bloomberg: EIFF.FP

www.societetoureiffel.com

About JLL

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A Fortune 500® company with operations in over 80 countries and annual revenue of \$20.8 billion, JLL has more than 106,000 employees who combine a global approach with local expertise.

Driven by a shared mission to shape the future of real estate for a more sustainable world, we help our clients and all players in our ecosystem to illuminate the future of real estate: SEE A BRIGHTER WAYS.

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About Sopra

Sopra Steria, a major European technology player with 50,000 employees in nearly 30 countries, is recognised for its consulting, services and digital solutions. It helps its clients drive their digital transformation and achieve concrete, sustainable benefits.

The Group provides a comprehensive response to the competitiveness challenges faced by large companies and organisations, combining in-depth knowledge of business sectors and technologies with a collaborative approach. Sopra Steria places people at the heart of its activities and is committed to helping its clients make the most of digital technology to build a positive future. In 2024, the Group generated revenue of €5.8 billion.