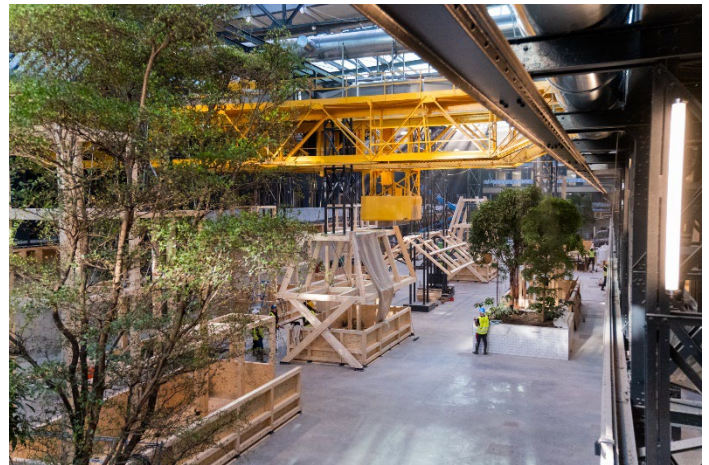


FREY and Banque des Territoires sign a new partnership for project of the Docks de St-Ouen

FREY and Banque des Territoires announce that they have sealed a new long-term partnership. This new partnership involves the acquisition by Banque des Territoires of a 45% holding in the company that owns the Docks de St-Ouen retail complex: SCI Les Docks de Saint-Ouen. FREY will continue to manage this asset.

Located in Saint-Ouen-sur-Seine (93), in the new mixed-use “Docks” district, the project is a major urban development. In addition to its famous flea market and the Bauer stadium, Saint-Ouen-sur-Seine aimed to create a new point of influence for the region and for tourists. Connected to central Paris by the metro’s extension of Line 14, and located at the heart of an eco-district with 15,000 inhabitants and 30,000 employees, the project will appeal to residents of Saint-Ouen-sur-Seine, Parisians and visiting tourists alike.

Thus the programme draws on Saint-Ouen-sur-Seine’s historic DNA, while taking inspiration from the city’s new dynamism.



On the eve of the 2024 Olympic Games, the new Docks de St-Ouen district is set to become a **real commercial, friendly and committed heart of the city**, totalling 24,000 m² and featuring:

- A 12,000 m² hall, named **COMMUNALE**, opening on 18 January, featuring a large fresh products market with 10 stalls; 8 food kiosks; 4 restaurants; a micro-brewery; a cocktail bar, an estaminet; 4,000 m² of office space; a production/radio studio; a shared kitchen; an incubator; a 100-seat conference room; an immersive space and a 250-seat event hall.
- **Cours des Lavandières**, a lively 12,000 m² shopping street with 50 stores (including 6 medium-sized stores), for which leases for the first section have been taken out with major national chains, healthcare players, as well as local shops and services (emergency centre, laboratory, pharmacy, bakery, optician, etc.). Completion of the final section of the Cours des Lavandières is scheduled for next spring.

In connection with this acquisition, SCI Les Docks de Saint-Ouen arranged a 7-year mortgage loan for a total of €45m with a banking pool comprising Banque Postale and Arkéa Banque.

The transaction was advised by the law firms Lacourte Raquin Tatar and De Gaulle Fleurance, and by Cheuvreux, Rochelois and Allez.

A FEW FIGURES:

The ZAC des Docks is at the heart of the region's dynamic development:

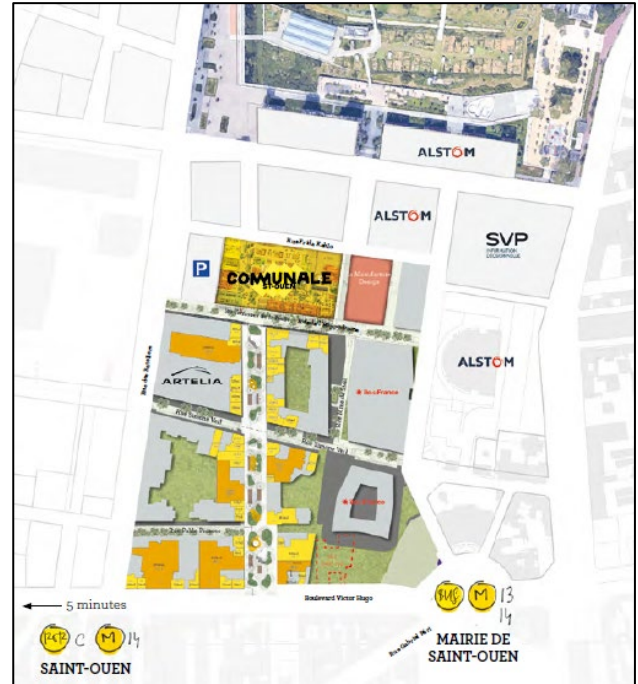
- 100 ha (1/4 area of the city)
- 900,000 m² to be built by 2025
- A large 12-ha park

A district with excellent public transport links:

- Metro 14/13 at the foot of the project (10 mn from Gare St-Lazare) and RER C 5 mn walk away
- 7 bus routes

The programme totals 24,000 m²:

- 250 m long Cours des Lavandières with a surface area of 12,000 m²
- 12,000 m² hall
- 800 direct jobs created
- +4,200 inhabitants above shops and 8,000 employees directly connected
- 2,500 public parking spaces in the immediate vicinity, including +1,000 directly connected to shops
- Numerous spaces dedicated to soft mobility (3 Vélib' stations around the project)



About Banque des Territoires

Banque des Territoires is one of the five business lines of Caisse des Dépôts. It brings together the Group's in-house expertise for the benefit of local and regional authorities. As a single point of contact for its clients, it works alongside all local players: local authorities, local public enterprises, social housing organisations, legal professions, businesses and financial players. It supports them in carrying out their public-interest projects by offering a continuum of solutions: advice, loans, equity investments, consignments and banking services. It is aimed at all regions, from rural areas to metropolitan areas, with the aim of supporting them in their projects for ecological transformation and social and territorial cohesion. Banque des Territoires' 37 local offices ensure that its action is deployed throughout metropolitan France and the French overseas territories.

Working together to develop greener, more inclusive communities

www.banquedesterritoires.fr / X @BanqueDesTerr

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About FREY

Developer, investor and manager, FREY is a real estate company specialising in the development and operation of open-air shopping centres in Europe. A pioneer in environmentally-friendly retail parks with its Greencenter® concept and inventor of next generation open-air shopping centres Shopping Promenade®, "entreprise à mission", B Corp™ certified FREY is fully engaged in a more responsible, greener society that is socially beneficial to its ecosystem and its stakeholders. As the company knows just how essential retail is to urban diversity, social link, local economic resilience and environmental transition, its mission is restoring retail as a service for the common good. FREY also conducts major urban renewal operations and mixed-purpose projects.

FREY is listed on compartment B of Euronext Paris. ISIN: FR0010588079 - Mnemo: FREY

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