

# ARDIAN

## PRESS RELEASE



### ARDIAN REAL ESTATE SIGNS TWO LEASE AGREEMENTS, FOR "RIO PROJECT" BUILDING

- Ardian has formally agreed upon two long-term leases, following the completion of the building's renovation
- The leases represent 4,000 sqm of space optimized for modern office work, with the same amount still available for rent

**Paris, November 10, 2020** - Ardian, a world-leading private investment house, today announces the formal signing of two long-term leases, for its RIO project, a building located at 2 place Rio de Janeiro in Paris, France. The leased area amounts to a total surface area of more than 4,000 sqm.

The tenants, comprising a business law firm and an investment fund, will both relocate their Paris-based teams to the building, once work on the site is completed. The leased areas represent half of the building with the entire asset boasting approximately 8,000 square meters of space.

The building is prominently located in front of Parc Monceau. It was acquired by the Ardian Real Estate team in 2018, with the aim to renovate the building in line with the highest standards of the Paris office property market and reposition it competitively. The design of the project, combining Haussmann and Art Deco styles, was entrusted to the DTACC-Architectes, led by Christian Sbeih.

**Stéphanie Bensimon, Head of Ardian Real Estate, said:** "We are excited to welcome these first two tenants to our newly renovated RIO building. The quality of amenities and location, situated in the heart of the central business district, make it an incredibly attractive office building. These leases highlight the resilience of our value creation strategy across office property. Our strategic vision is to reposition assets with already excellent fundamentals, offering tenants flexible and modular workspaces, perfectly adapted to modern organizational issues and the new normal of employment."



The design of the restructuring project was rooted in the ambition to create an office space that is optimised for sustainability, work flexibility as well as health and wellbeing.

These efforts have resulted in the project receiving recognition through HQE Excellent and BREEAM Excellent certifications. In addition, it is one of the only buildings in the central business district to have achieved the Wiredscore Platinum label.

The tenants' comfort is paramount – a few specifications that ensure this are:

- 100% of the office spaces benefit from natural light;
- Large bay windows offer excellent views and light on all floors;
- All office spaces have openable windows;
- Accessible terraces are furnished with high-quality amenities for occupants, this includes a rooftop overlooking Parc Monceau and a 360° view of Paris.





The project also offers tenants a full range of staffed services, including an auditorium, a large catering area, a fitness area, and a concierge service.

The work is being carried out by Fayat Bâtiment Ile-de-France under a general contractor agreement. Orféo is supporting the Ardian Real Estate team as the ACA (Assistant to the Contracting Authority) for this project.

The building, which is scheduled for delivery in the second quarter of 2021, still offers approximately 4,000 sqm vacant space over four floors, available for rent from 1,000 sqm upwards.

**Presentation film of the operation: [www.Rioplacemonceau.fr](http://www.Rioplacemonceau.fr)**

###

## ABOUT ARDIAN

Ardian is one of the world's leading private equity firms with \$100 billion under management and/or advisory in Europe, America and Asia. The company, which is majority owned by its employees, has always placed entrepreneurship at the heart of its approach and offers its international investors top-tier performance.

Through its commitment to sharing the value created with all stakeholders, Ardian participates in the growth of companies and economies around the world.

Based on its values of excellence, loyalty and entrepreneurship, Ardian benefits from an international network of 700 employees in 15 offices in Europe (Frankfurt, Jersey, London, Luxembourg, Madrid, Milan, Paris and Zurich), North America (New York, San Francisco), South America (Santiago) and Asia (Beijing, Singapore, Tokyo and Seoul). The company manages the funds of 1,000 clients through its five investment pillars: Funds of Funds, Direct Funds, Infrastructure, Real Estate and Private Debt.

Follow Ardian on Twitter @Ardian

[www.ardian.com](http://www.ardian.com)



## PRESS CONTACTS

**ARDIAN**

**Headland**  
**GREGOR RIEMANN**  
**+44 (0)7920 802 627**  
**[griemann@headlandconsultancy.com](mailto:griemann@headlandconsultancy.com)**