

— PRESS RELEASE —

PARIS
December 1, 2021



Ardian welcomes LEDGER to 106 rue du Temple in Paris



Ardian, a world leading private investment house, and LEDGER, a global leader in security solutions for crypto-currencies, announce today that they have signed a lease for an office building at 106 rue du Temple, Paris, in the heart of the historic Marais district.

The nearly 7,500 sqm building is a former telephone exchange built in 1927, with a facade listed in the 'Inventaire Supplémentaire des Monuments Historiques.' The building boasts other unique characteristics, such as an industrial and functional architectural style typical of the period. Ardian Real Estate acquired the property in July 2020, in co-investment with EDF Invest, who acts as a minority shareholder. The team plans to completely reposition the asset by converting it from high-rise to low-rise whilst enhancing its panoramic views of Paris. The project is entrusted to [Franklin Azzi Architecture](#). The repositioning will transform the historic building to cater to new ways of working and meet the needs of its future occupants, which includes making outdoor spaces more accessible and reconfiguring workspaces.

Ardian will also ensure the property meets the highest industry standards once works are completed. Energy and technology efficiency will be prioritized through the use of various external certifications (BREEAM, HQE, Effinergie, Wiredscore).

The building is an important and vibrant asset to the neighborhood, hosting a range of events such as contemporary art exhibitions – most recently, the venue hosted an art exhibition organized by Ardian in partnership with the GALLERIA CONTINUA.

Construction works are expected to be completed at the beginning of 2023 and will be carried out by PETIT (a Vinci Construction France company).

The transaction was conducted with the assistance of AKTIS PARTNERS.

Once the redevelopment is completed, LEDGER will install its future global headquarters in the building. Since the beginning of the year, LEDGER has raised \$427 million in Series C funding and hired over 250 employees. The building will cater to the modern worker, with unique spaces to collaborate and entertain, and an experience center to promote and educate people about their products and services.

"Our vision is to create a virtuous environment that brings together - in perfect balance - a safe and secure place with a biophilic design that fosters natural light and the well-being of our employees, with technology, innovation, and art, in its different forms."

● RÉDA NAFAA ● GLOBAL HEAD OF WORKPLACE

"We are proud to welcome LEDGER to 106 rue du Temple and support the future development of its business. This agreement is a testament to the quality and ambition of this project, and of the ability of our team to transform buildings into truly unique spaces that embody the offices of the future."

● STÉPHANIE BENSIMON ● HEAD OF ARDIAN REAL ESTATE

"A company's headquarters is a reflection of its vision and ambition. I am convinced that it is a key element, especially when that company is projecting itself as a key player in a thriving ecosystem. I am convinced that, even if the post-Covid world of increased hybridity has evolved certain variables (the number of desks available per day, the possibility of fully remote colleagues...), it remains fundamental for a company with our ambition to manifest the latter in the places it invests (GAFAs and the other Tech champions of the world are not mistaken). We want to attract the right talent, promote our culture and project, engender pride within teams, and provide creative and efficient places for employees to exchange. That's why we have chosen to invest in 106 rue du Temple. There, we will develop an employee experience that will be at the cutting edge of new ways of working."

● PASCAL GAUTHIER ● CHAIRMAN & CEO OF LEDGER



ABOUT ARDIAN

Ardian is a world-leading private investment house with assets of US\$120bn managed or advised in Europe, the Americas and Asia. The company is majority-owned by its employees. It keeps entrepreneurship at its heart and focuses on delivering excellent investment performance to its global investor base.

Through its commitment to shared outcomes for all stakeholders, Ardian's activities fuel individual, corporate and economic growth around the world.

Holding close its core values of excellence, loyalty and entrepreneurship, Ardian maintains a truly global network, with more than 800 employees working from fifteen offices across Europe (Frankfurt, Jersey, London, Luxembourg, Madrid, Milan, Paris and Zurich), the Americas (New York, San Francisco and Santiago) and Asia (Beijing, Singapore, Tokyo and Seoul). It manages funds on behalf of more than 1,200 clients through five pillars of investment expertise: Fund of Funds, Direct Funds, Infrastructure, Real Estate and Private Debt.

www.ardian.com

ABOUT LEDGER

Founded in 2014 Ledger is the all-in-one digital asset management solution serving retail and institutional clients in 200 countries. Headquartered in Paris, with offices in New York, Singapore, London, Zurich, and Vierzon, Ledger has a team of over 500 professionals.

From inception, Ledger has become the de-facto standard for securing digital assets through its line-up of hardware wallet devices. Launched in 2020, the Ledger Live platform allows users to trade, swap, and lend all on one secure platform, making it one of the securest platforms for investors to begin their crypto journey. Totaling more than 3 million wallets sold around the world, its more than 1.5 million users of its platform, and its institutional clients that the company services through Ledger Enterprise Solutions (LES), the company is currently securing approximately 15% of digital assets around the world. It aims at keeping its lead on a fastly evolving market by investing heavily in its technology, but also in the development of new services within its platform to offer security, freedom and simplicity of use to the greatest number of people in their entire experience of digital assets. Ledger's ambition is to become the secure platform of reference for the entire cryptoasset ecosystem, in order to allow everyone, wherever they are, to invest, save, control, or spend their digital assets directly and, more broadly, to regain control of their critical digital data.

www.ledger.com

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