

Espaces Ferroviaires transforming the city

Planning, building, promoting:
from yesterday's rail facilities
to tomorrow's low-carbon districts

ESPACES
FERROVIAIRES





**At Espaces Ferroviaires,
we're committed to meeting the
challenges of the green transition
and urban diversity by giving new
life to extraordinary properties that
are no longer suited for rail operations.
These strategically located sites, many
in city centres, are more than just
an industrial legacy. They're fertile
ground for bold experiments to
create effective, replicable solutions
for the cities of tomorrow.**

Espaces Ferroviaires

Responsible real estate development

Our missions

Espaces Ferroviaires is SNCF Group’s real estate development specialist. Working within SNCF Immobilier, we:

- ▶ develop and add value to land unsuited for rail operations
- ▶ create and oversee building projects

We work in partnership with local authorities, residents, and public and private-sector stakeholders.

Urban development

From feasibility studies to project implementation:

- ▶ Preliminary studies
- ▶ Project definition
- ▶ Creation of utility grids and public spaces, and construction site management
- ▶ Land transfer
- ▶ Consultations with building developers
- ▶ Architectural design competition management
- ▶ Project consistency and compliance with objectives

Building development

From preliminary studies to construction of multi-product building programmes including housing, residences, offices, commercial-sector urban campuses, shops and hotels

- ▶ Direct project management, co-development or real-estate development contracts
- ▶ A dynamic and proactive approach with users, to meet the needs and expectations of businesses large and small, by offering properties in unique urban settings

France’s only public real estate developer operating nationwide

- ▶ active in 10 major cities and metropolitan areas
- ▶ over 30 urban development sites
- ▶ scope for 2 million sq m of construction



Our purpose





-  Rehabilitate disused rail land
-  Make conversions environmentally and socially meaningful

Our commitment

Develop urban properties that are:

-  Innovative
-  Adaptable
-  Useful and built to last

Our sustainable development priorities

-  Low-carbon neighbourhoods
-  The circular economy
-  Urban nature and biodiversity
-  Understanding and integrating new urban lifestyles and services

Our partners

Espaces Ferroviaires is backed by a wide range of partners and experts in science and technology. Working with them gives us the credibility and quality assurance we need to meet our environmental goals and ambitions.



A new lease of life with pop-up projects

On SNCF rail sites in transition, local collectives, organizations and artists help us create temporary projects. Together, we **transform these disused properties into vibrant urban spaces**, attracting new audiences and giving rise to **innovative uses**. These initiatives **set the stage for future urban development and facilitate buy-in** from both residents and local authorities. They also create economic, social and environmental value, and foster community ties.

Great urban projects on extraordinary sites

Unused rail properties occupy vast parcels of land woven through the urban fabric. **These complex and strategic sites hold immense potential** for developing the vibrant and functionally integrated cities of the future.

Espaces Ferroviaires, SNCF's real estate development subsidiary, **breathes new life into these disused rail lands**. We transform them into lively new low-carbon neighbourhoods that offer sustainable, modern quality of life in tune with the changing needs of our cities and society.

Espaces Ferroviaires is also committed to **preserving and revisiting the industrial heritage** of the rail lands we develop, building on this priceless legacy with agility and ingenuity.



From September 2017 to early 2018, the two warehouses at SNCF's Hébert site were home to **L'Aérosol**, a vibrant celebration of street art.



Chapelle International New metropolitan look for at Porte de la Chapelle

The Chapelle International project—part of a massive nine-sector urban regeneration programme in north-eastern Paris—is transforming **7 hectares** of rail land into an innovative urban district of over **150,000 sq m**. This includes commercial spaces, housing, shops and community logistics, all contributing to the transformation of the Porte de la Chapelle neighbourhood. 90% of the project has now been completed and delivered. It also contains a **35,000 sq m** logistics hub connected to the rail network—an unusual feature for an urban site on the doorstep of northern Paris, and one that adds a distinctly metro feel.

Another pioneering feature is an independent local hot-water loop, part of an energy mix that includes biogas-generated heat and recovery of residual power from a data centre. Result: 50% of the district's energy will come from renewable sources.

Chapelle International delivers on three priorities: bringing supplies into the city without choking

it; meeting strong demand for new housing; and connecting both sides of the petite ceinture—an abandoned railway encircling Paris. Our dialogue with local residents began in 2009 and continues through regular workshops and oversight committees, with contributions from designers, operators, the City of Paris and Espaces Ferroviaires.



Urban development:

Overseeing projects from start to finish

From clearing railway lands and drawing up development projects to planning, building and promoting real estate, Espaces Ferroviaires **brings adaptive reuse to life**, reimagining entire built-up sites to make them part of the city around them and create vibrant new neighbourhoods.

To create these new urban spaces within the city, we work with local authorities and residents to craft a vision of the future: we acquire and subdivide the property, prepare the land for construction, sell the building rights, and develop select building projects ourselves.

Espaces Ferroviaires finances a portion of public facilities through participation agreements with the city for urban partnership projects (PUP). And on completion, we hand over the public spaces and roads to the municipality.

We seek to create **an alliance between public, private and rail actors**, all with a shared vision of the city's future.

Delivering tailor-made solutions

We deliver **customized solutions at all stages of development by remaining open, agile and responsive**. Designing projects, tailoring them to users, defining and implementing an urban vision in cooperation with local authorities, consulting with residents to better plan the future—this is the approach we take, particularly on larger historic sites. It offers the benefit of **creatively meeting the needs of even the very biggest businesses**, whose flagship projects fit more seamlessly into urban sites in the heart of major cities.

We design and adjust each venture on an as-needed basis, often giving rise to mixed-use developments with great urban and social value that align with each city environment.



By remaining agile and open to all stakeholders and to new urban and real estate production methods, Espaces Ferroviaires develops the land, coordinates every aspect of the work, and manages building projects as well. We play these roles with care, working collaboratively with local stakeholders to meet their needs and expectations.

Fadja Karam
CEO, Espaces Ferroviaires,
Head of Business Development,
SNCF Immobilier

MASTER DEVELOPER

Toulouse

Raynal Sernam

A new complex with metropolitan flair

As part of the Grand Matabiau-Quais d'Oc urban renewal zone, the Raynal-Sernam project will transform the city's rail station into a multimodal hub and connect adjacent districts with the historic city centre beyond the Canal du Midi.

Centred on the existing rail facility, this **2.8-ha** development aims to combine growth and high quality of life, with **27,900 sqm** of housing, **32,800 sqm** of office space, and **3,200 sqm** of retail and active ground floor space. By offering both standard and alternative commercial options, this mixed-use project will reshape the heart of Toulouse—and meet the goals for the Grand



Matabiau-Quais d'Oc urban renewal project: keeping pace with demographic and economic growth in the metropolitan area.



BUILDING DEVELOPER

Toulouse Gare Basse

1pulsion

Weaving nature into the mix



Espaces Ferroviaires is promoting 1pulsion — **13,000 sq m** of new office space in Toulouse, designed to meet strong demand for HEQ (high environmental quality) commercial premises in the city centre.

Designed and built by GA Smart Building, Leclercq Associés architects, and the Etamine sustainability consultancy, this sleek building fits easily into its surroundings, with three core components—base, office building proper, and parking silo—creating a harmonious whole. The project also features **840 sqm** of tree-planted terraces and a spacious **1,160 sqm** landscaped garden, promising comfort and quality of life for future users.

1pulsion will be the first commercial development in the Grand Matabiau-Quais d'Oc project, confirming the vibrancy and appeal of the region's economy.

Working together

Transforming the urban landscape means working for consensus, one day at a time. At Espaces Ferroviaires, we believe in an open, cross-disciplinary approach that brings together all stakeholders—SNCF landowners, local authorities, operators, investors, managers and users.

This collaborative effort forges lasting, trust-based partnerships with local authorities and **helps accelerate urban progress.**

Right from the start, we work with economic and social stakeholders and consult with residents: their insights are pooled, and projects are designed jointly in workshops.

During the consultation and public inquiry phase, local residents are involved well before planning gets underway. This takes the form of walk-throughs, exhibitions, workshops, public meetings and more. All stakeholders are invited to take part—residents, local business owners and representatives of associations and neighbourhood councils.

Because we develop both land and buildings within the value creation chain, Espaces Ferroviaires works in partnership with private operators, building developers, investors, users, industrialists and public actors. **We challenge design methods and produce urban real estate projects** that look ahead to how properties will be managed and used in the future.

For some sites, calls for projects give us a way to experiment and deliver the sweeping innovation that big cities need.



MASTER DEVELOPER

Paris 18

Hébert

**Nature meets the city
at La Chapelle**



The Hébert project, located on the northern edge of the Chapelle district at the Paris city limits, will transform a former rail station into a vibrant hub of urban life and a source of new jobs.

As the master developer, Espaces Ferroviaires aims to promote urban renewal, build community, and boost economic growth, while creating a cohesive mix of neighbourhoods.

Some **5.2-ha** of land will become a low-carbon district with a total **800 mixed housing units**, **39,500 sqm** of offices, and **8,200 sqm** of activities including **1,000 sqm** of urban logistics, **1,500 sqm** of local retail, a day nursery and a school complex.

The plan also features **1 ha** of landscaped public space, including a **4,000 sqm** central square with green pedestrian walkways and a garden running alongside the marshalling yard. These planted areas will run through the entire neighbourhood and link it to the surrounding urban fabric.

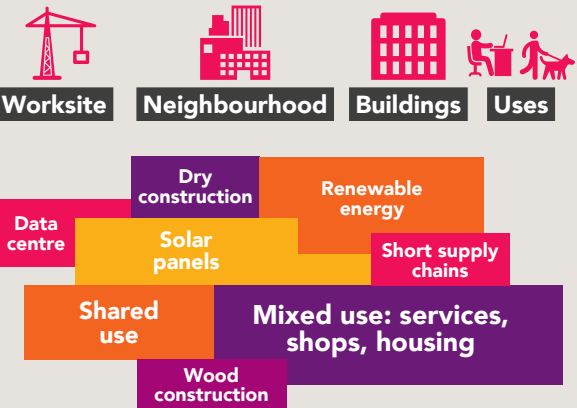
Partners Ademe and ARS are working with Espaces Ferroviaires to ensure that health concerns are factored into the Hébert development. Their Health Impact Evaluation focuses on noise control, sun, air quality, biodiversity, heat, safety/security and more. For this new low-carbon district, mixed use and reversibility are our watchwords.



Our commitments for urban development projects in Paris:

- 70% recyclable waste
- 30% CO₂ emissions
- +50% renewable energies
- 100% E+C- positive energy and carbon reduction
- 1,900 trees planted

Innovative collective solutions at every level



Imagining and creating sustainable neighbourhoods

At Espaces Ferroviaires, we **transform industrial land and buildings** by going above and beyond environmental requirements, taking action at multiple levels to meet the challenges of sustainability. On the one hand, **we create smart, low-carbon neighbourhoods that maximize energy efficiency**. On the other, **each project incorporates mixed-use design principles** to create vibrant, living urban spaces of all sizes. Through dialogue with future users, we instill a new neighbourhood dynamic founded on social cohesion, opportunities for personal fulfilment and, of course, economic development.

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We draw our inspiration from residents’ activities, quality of life and emerging needs.

It’s our responsibility to:

- **offer** new ways of living and working in adaptable, reversible multi-use buildings;
- **modernize** urban services and management models for buildings and future neighbourhoods;
- **craft** an integrated urban offer with smart, responsible low-carbon neighbourhoods that are resilient, inclusive and built to accommodate social change.

Fadia Karam
CEO, Espaces Ferroviaires
Head of Business Development,
SNCF Immobilier

MASTER DEVELOPER

Paris 12 – Lyon-Daumesnil station Les Messageries From rail site to low-carbon district

At Lyon-Daumesnil station, in Paris’s 12th arrondissement, Espaces Ferroviaires is developing Les Messageries, a quiet, mixed-use district with a green corridor. This new low-carbon neighbourhood will also respond to the need for more housing—in particular social housing—in the French capital, while meeting eco-commitments made by the City of Paris. The **6-ha** urban development project will include **600** housing units at subsidized, intermediate and market rates, **45,000 sq m** of innovative workspaces, retail, a **1-ha** garden, a school complex, a day nursery, a supply centre for Paris Lyon station, and an urban logistics hub.

But reviving a unique rail heritage site is also on the agenda. Some existing buildings will be preserved and used as anchors for the project’s new public spaces. The site’s covered markets will also be recreated as an urban destination in the heart of the arrondissement.



LES GARE DE LYON - DAUMESNIL
MESSAGERIES

At Les Messageries we’re working with Ademe, France’s Environment and Energy Management Agency, to create a positive-energy, low-carbon district. In particular, Ademe is advising us on operational development of renewable energy solutions.



BUILDING DEVELOPER

Paris 12 – Les Messageries Messenger - Lot B1 1st commercial building in the new Les Messageries district



MESSAGER



Created by architects Franklin Azzi and Hame, this is the first building developed by Espaces Ferroviaires in Paris. Its ambitious eco-friendly features are designed for the highest environmental certifications—HQE and BREEAM Excellent, E+C-, R2S and BiodiverCity. The site’s architecture, featuring transparent facades and trees planted through its centre, links it closely to its surroundings. Innovative use of structural wood and ground-level community spaces will integrate it into the neighbourhood and help it keep pace as the city continues to change.

Ingenuity driving innovation

In a world facing radical change, Espaces Ferroviaires is working to create the cities of today—and make the cities of tomorrow possible. Our goal is to harness the energy of public-private synergy, work closely with end users and communities, and learn from past success stories.

We're using new design methods for urban and property development, bringing operators into the process early on to devise comprehensive investment and management solutions. This was our approach for the Jardin des Mécanos district in Paris's 18th arrondissement. By pooling knowledge and expertise, we're pushing the envelope towards cities that are more attractive, inclusive and resilient. Most importantly, this approach fosters vigorous innovation eco-systems that bring elected officials, non-profits, communities and businesses together at local level.

We're committed to creating neighbourhoods and buildings that meet social and environmental challenges with low-carbon building solutions that are viable, sustainable and resilient.

Introducing «Immeuble de demain»

We've designed a streamlined, standardized system to create the buildings that populate our development and promotion projects. This views each structure as part of a balanced, unified eco-system, designed to play a positive role in neighbourhood life from the start. The system's five core values are guidelines to ensure that each and every building meets our social and environmental priorities.

Core value 1: VIBRANT & INCLUSIVE NEIGHBOURHOODS

Embody each site's heritage, features and values. Quality of life.

Core value 2: ON COURSE FOR 2030

- Help meet SNCF's 2030 energy and carbon targets
- Recycle, focus on essentials, sustainability and adaptability

Core value 3: ATTRACTIVENESS & EMULATION

Become a stimulating, engaging place that helps new practices gain traction

Core value 4: STIMULATING, INTERACTIVE & COLLABORATIVE

Create a hub with services and appeal

Core value 5: OUTREACH & PARTNERSHIP

Address community priorities, create shared interests and local testing



MASTER DEVELOPER

Paris 18 – Ordener-Poissonniers

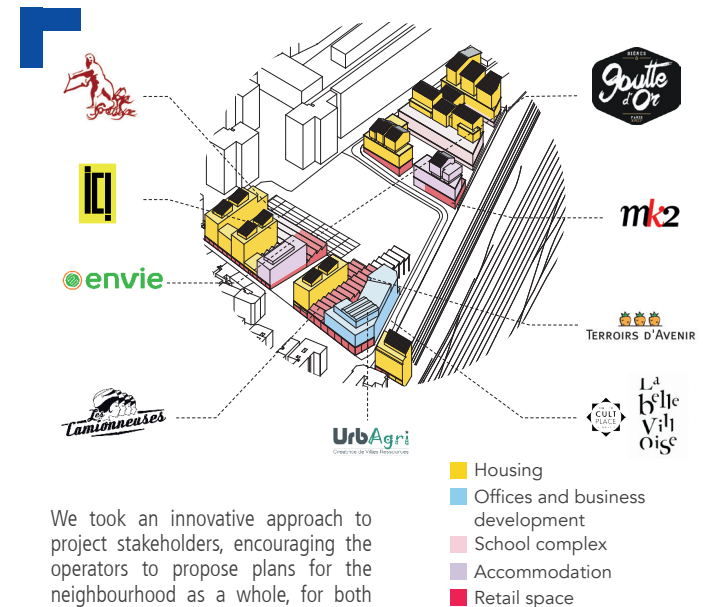
Jardin des Mécanos

Carbon-neutral, innovative, diverse

JARDIN DES MÉCANOS
ORDENER-POISSONNIERS

The 3.7-ha rail depot at La Chapelle in Paris's 18th arrondissement once served Gare du Nord station. Now it's being rehabilitated and will soon become the first low-carbon district in north-eastern Paris. As master developer for the project, Espaces Ferroviaires is committed to meeting 2030 carbon targets. And as a building developer, we're working with operators Emerige/Ogic to earn E3C2 or RE 2020 equivalent certification. Special features include a solar roof tile system. And we've taken an ambitious approach to reducing the project's carbon footprint, with a mix of renewables and energy recovery.

To create the new district, we'll restore legacy properties and develop 72,100 sqm of housing, offices, retail, and public/cultural amenities. It will also feature some 2.1 ha of landscaped public spaces, including a 1.5-ha garden.



We took an innovative approach to project stakeholders, encouraging the operators to propose plans for the neighbourhood as a whole, for both legacy buildings and active ground floors. As a result, the project is grounded in contributions from engaged partners dedicated to innovation and cultural, entertainment and training projects. It emphasizes short supply chains and the social and solidarity economy.

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The projects we build reveal the historic legacy of each site.

Fadia Karam
CEO, Espaces Ferroviaires
Head of Business
Development,
SNCF Immobilier

Revealing the potential of key sites

Usable rail land in city centres is often connected to transport nodes and stations, **providing a unique opportunity to strengthen strategic links within the metropolitan area.**

Espaces Ferroviaires is working to create sustainable pilot neighbourhoods that set new standards for quality of life, environmental responsibility and contemporary urban appeal.



MASTER DEVELOPER

Rennes

Beaumont

An innovative, mixed-used complex for today's urban living

Îlot Beaumont—at the heart of the EuroRennes renewal zone, **58 ha** in central Rennes—is part of Rennes 2030, the city's ambitious urban development project. Built on a **0.5-ha** railway site, this mixed-use project offers a new urban lifestyle that's both open and vertical.

As project owner and master developer, Espaces Ferroviaires crafted a plan that calls for construction of two 8-floor office buildings (**11,600 sq m**) and a 17-floor residential building (**12,000 sq m**) with **1,600 sq m** of shops on the ground floor.

To secure architectural talent in keeping with this dramatic transformation, developer Legendre Immobilier organized a competition won by Atelier Kempe Thill (Rotterdam) and Atelier 565 (Rennes). Their three-building design is compact, makes massive use of natural light, preserves biodiversity and uses long-life materials.

Building trust

Success takes know-how and technical expertise. But more importantly, it takes trust. The kind of trust that drives and energizes, that helps see projects through to delivery.

Working with trust is a core component of our culture and vision. It's how we envisage the many projects we've planned throughout France for the next 10-20 years.



MASTER DEVELOPER

Bordeaux

ZAC Saint-Jean

Partnering for success

Three projects—Amédée Nord (**1.7 ha**), Amédée Sud (**2.2 ha**) and Gattebourse (**7.5 ha**)—all lie in the heart of the Saint-Jean Belcier development zone in Bordeaux, coordinated by EPA Bordeaux Euratlantique.



Espaces Ferroviaires is SNCF's urban development specialist and a subsidiary of **SNCF Immobilier**.

SNCF IMMOBILIER'S 4 MISSIONS



Manage and optimize SNCF's portfolio of rail, commercial, social, and industrial properties (excluding stations and transport infrastructure)



Adapt workplace environments to employee needs through facility management that delivers integrated services



Put disused rail properties to work by developing and adding value to land and buildings through Espaces Ferroviaires, SNCF Immobilier's real estate development subsidiary



Develop accessible housing for all, working with ICF Habitat as social landlord

These core activities work in synergy, backed by our in-depth knowledge of SNCF's property portfolio and local market conditions.

KEY FIGURES

SNCF IMMOBILIER MANAGES:

8 MILLION SQ M OF INDUSTRIAL AND COMMERCIAL BUILDINGS, AS WELL AS SOCIAL HOUSING

30,000 HA OF LAND

NEARLY 100,000 HOUSING UNITS, 85% OF THEM SOCIAL HOUSING

OVER 2,800 EMPLOYEES

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