

# Code, Paris



## Full-scale redevelopment with a strong focus on sustainability, health and wellbeing and innovative amenities

### Asset overview

- **Full-scale redevelopment** of a car park into a grade A office building.
- **It is now a 5,800 sqm mixed-use space**, including an 800 sqm co-working area, an outside area and landscaped roof top.
- **Conveniently located in Paris CBD**, surrounded by neighborhood restaurants, shops, businesses and recreational activities.
- **Sustainability, Health and Wellbeing were key aspects** embedded at the design stage and throughout its refurbishment.

### Sustainable Building Design

#### Energy design and performance

- Multiple building certifications were targeted at the design stage and included in the specification: HQE, BREEAM, WELL, Bâtiment Bas Carbone, and the WiredScore.
- The structure of the original car park was retained and integrated into the design.
- Occupants have the option to open windows and avail of natural ventilation.
- The building's insulation, heating and cooling are optimised through active panels, false technical floors and false radiating ceilings.
- The lighting systems throughout were specified to be LED and are automated via acoustic and movement sensors.
- A centralised Building Management System (BMS) automates the building's operation ensuring it operates to its intended operational design efficiency.
- The car park accommodates four electric vehicle charging points.

#### Water Efficiency

- All water fixtures were specified to conserve water: sensor flush toilets and taps.
- Drip/smart irrigation systems are in place for all green spaces.
- A leak detection system and water sub-meters are connected to the BMS to track in real time water consumption.



### Target Certifications

NF HQE Batiments Tertiaires Rénovation: <b>Excellent</b>	BREEAM Refurbishment and Fit-out: <b>Very Good</b>	WELL Core & Shell BBC Energie Rénovation
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### Health and Wellbeing

#### Healthy Buildings

- Landscaped green space is located on the ground floor, 6<sup>th</sup> floor gardens and roof terrace which includes fruit trees and native plants.
- Daylight levels were enhanced thanks to the atrium skylight ceiling and the large window glass panels throughout.
- CO<sub>2</sub> sensors are installed in all meeting rooms. Office spaces are designed to accommodate the maximum occupancy threshold of 1 person / m<sup>3</sup>.

#### Active Design

- The main staircase was aesthetically designed with views over the communal gardens. It was located centrally to further enhance its appeal, promoting occupiers using the stairs over the lift.
- A gym, cycling facilities, lockers, shower and drying rooms are available to all occupants, facilitating and encouraging active and healthy lifestyles.

For EQT Real Estate, addressing sustainability means:

- *Contributing to a sustainable built environment for the benefit of the environment and society whilst meeting our fiduciary commitments to our clients*
- *Anticipating future trends to capture value creation opportunities and manage risks stemming from the sustainability agenda*
- *Establishing robust processes to address and progress on material aspects and transparently disclose the results from these engagements*