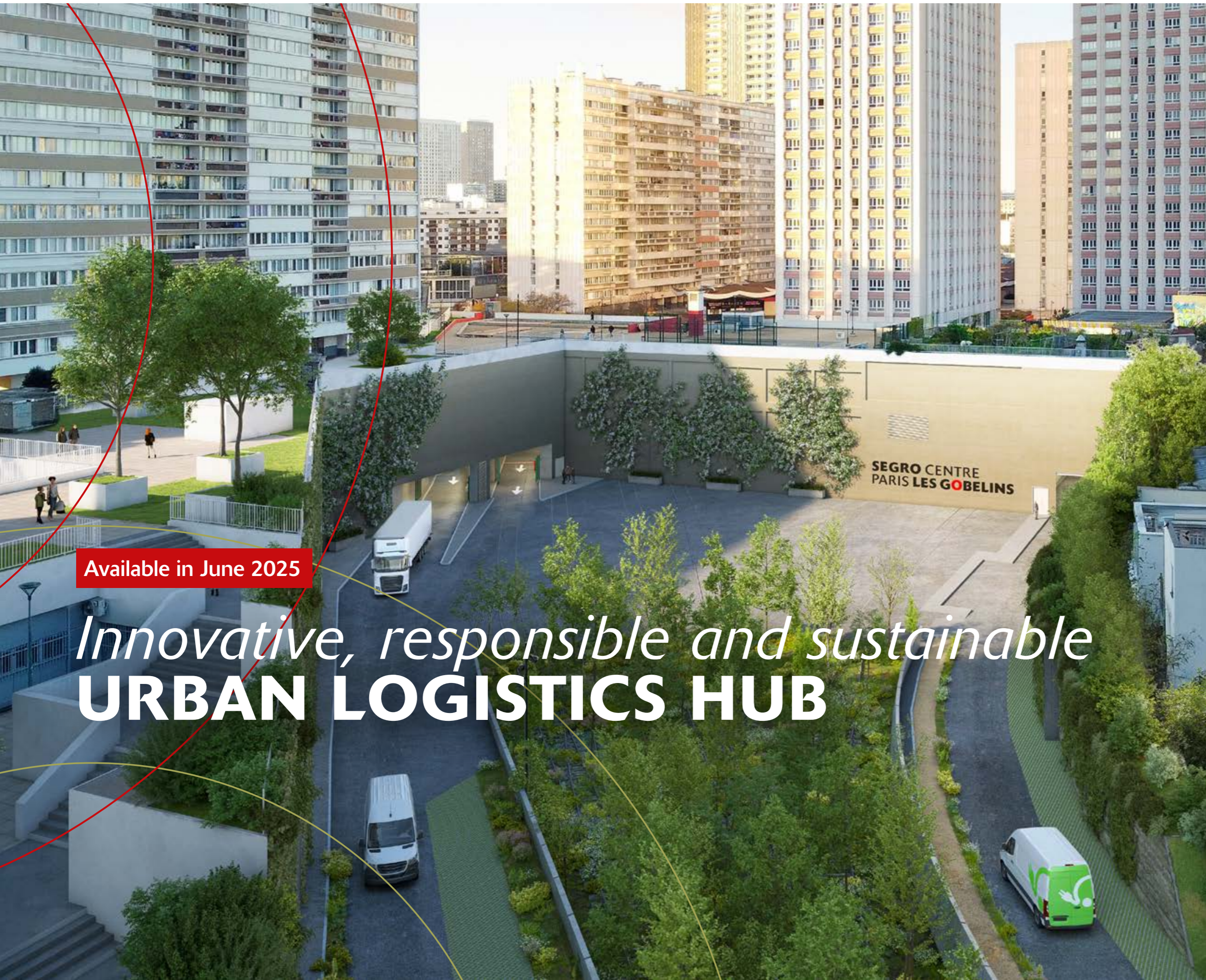


SEGRO CENTRE PARIS LES GOBELINS

105 rue de Tolbiac and 23 rue Nationale

SEGRO



Available in June 2025

Innovative, responsible and sustainable **URBAN LOGISTICS HUB**



PARIS - 13TH DISTRICT

- 15 minutes from the centre of Paris offering quick access to all districts
- 5 minutes from the ring road

Adjustable units from
700 TO 14,000 SQM

ICPE* 1510 AND 2925

* Classified Installations for Environmental Protection

INNOVATIVE, RESPONSIBLE AND SUSTAINABLE URBAN LOGISTICS HUB

*Simplify your last-mile
operations and improve
your customers' experience*

SEGRE Centre Paris Les Gobelins is ideally located in the heart of the 13th district of Paris, just 5 minutes from the ring road, offering rapid access to all Parisian districts. This prime location provides optimal connectivity close to your customers and partners.

With a low-carbon refurbishment of the former Gobelins freight station and eco-friendly delivery solutions, the site meets environmental challenges at the same time as optimising your logistics operations.

The modular spaces can be adapted to the specific needs of each company of the supply chain and cycle logistics chain, from distribution to storage.

Opt for a strategic, sustainable and flexible site, in the heart of Paris, and put your company at the centre of logistics innovation.



1

PRIME LOCATION

Direct access to the city center, facilitating seamless connection to emerging consumer trends.



2

FLEXIBLE SPACES

Units from 700 to 14,000 sqm.

3

FREE FLOWING TRAFFIC

Wide and comfortable, one-way traffic lanes (loops) to facilitate manoeuvring.



SEGRO CENTRE PARIS LES GOBELINS

*Urban, innovative,
responsible and sustainable*

COMMITTED AND RESPONSIBLE

The site complies with the Paris Low Emission Zone (LEZ) regulations and is the only urban logistics hub in Paris with ICPE authorization.

4



5

FROM HGVS TO CARGO BIKES

The site can accommodate all sizes of HGVs.

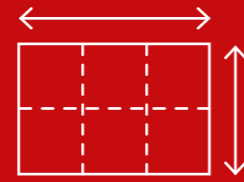
6

IN A DYNAMIC DISTRICT

A dynamic and innovative district with 180,000 residents, and numerous attractions: Chinatown, Bibliothèque Nationale de France, Place d'Italie, etc.



The figures
THAT COUNT



Total area
75,000 sq m

Adjustable units
**700 sq m -
14,000 sq m**



100%
Electric
Vehicle Ready

1
cyclo-logistics hub
(ramp and dedicated
traffic lanes)



100%
of Paris districts
accessible

Over
2 million
people served



**ICPE 1510
and 2925**

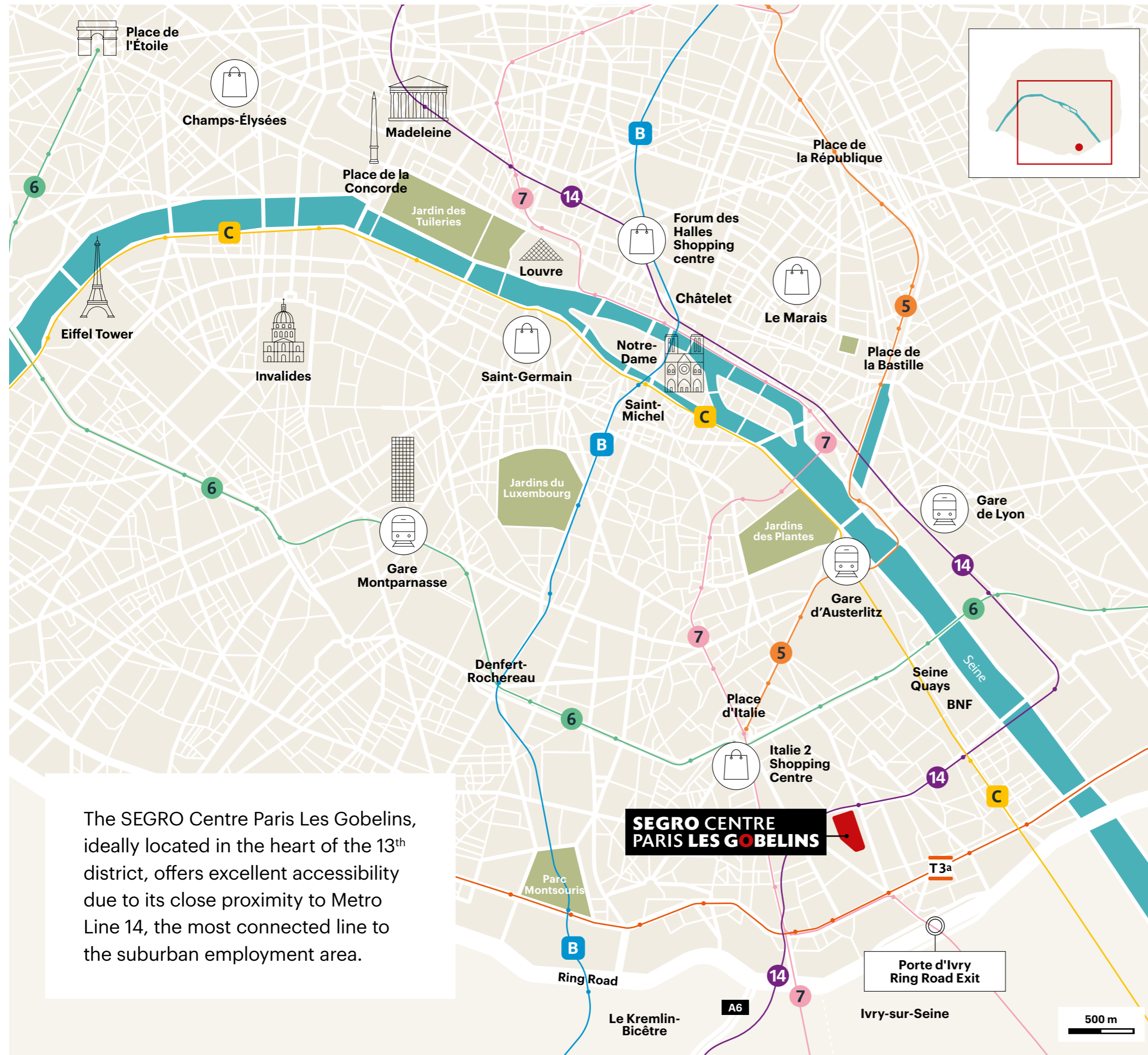
5 environmental
certifications and
labels (target)



A unique site **IN PARIS**

This site benefits from an exceptional location, just a few steps from the Paris ring road (Porte d'Ivry, 700 m away), providing direct access to the A1 and A4 motorways. It is also less than 30 minutes from the main Parisian airports (12 km from Orly, 28 km from Roissy-Charles de Gaulle).





The SEGRO Centre Paris Les Gobelins, ideally located in the heart of the 13th district, offers excellent accessibility due to its close proximity to Metro Line 14, the most connected line to the suburban employment area.

A prime LOCATION



Porte d'Ivry (Ring Road)	2 min	2 min
Italie 2 Shopping Centre	7 min	10 min
Montparnasse	14 min	20 min
Saint-Germain	18 min	20 min
Forum des Halles	21 min	22 min
La Concorde	26 min	23 min
La Madeleine	28 min	25 min
Champs-Élysées	30 min	24 min

PUBLIC TRANSPORT

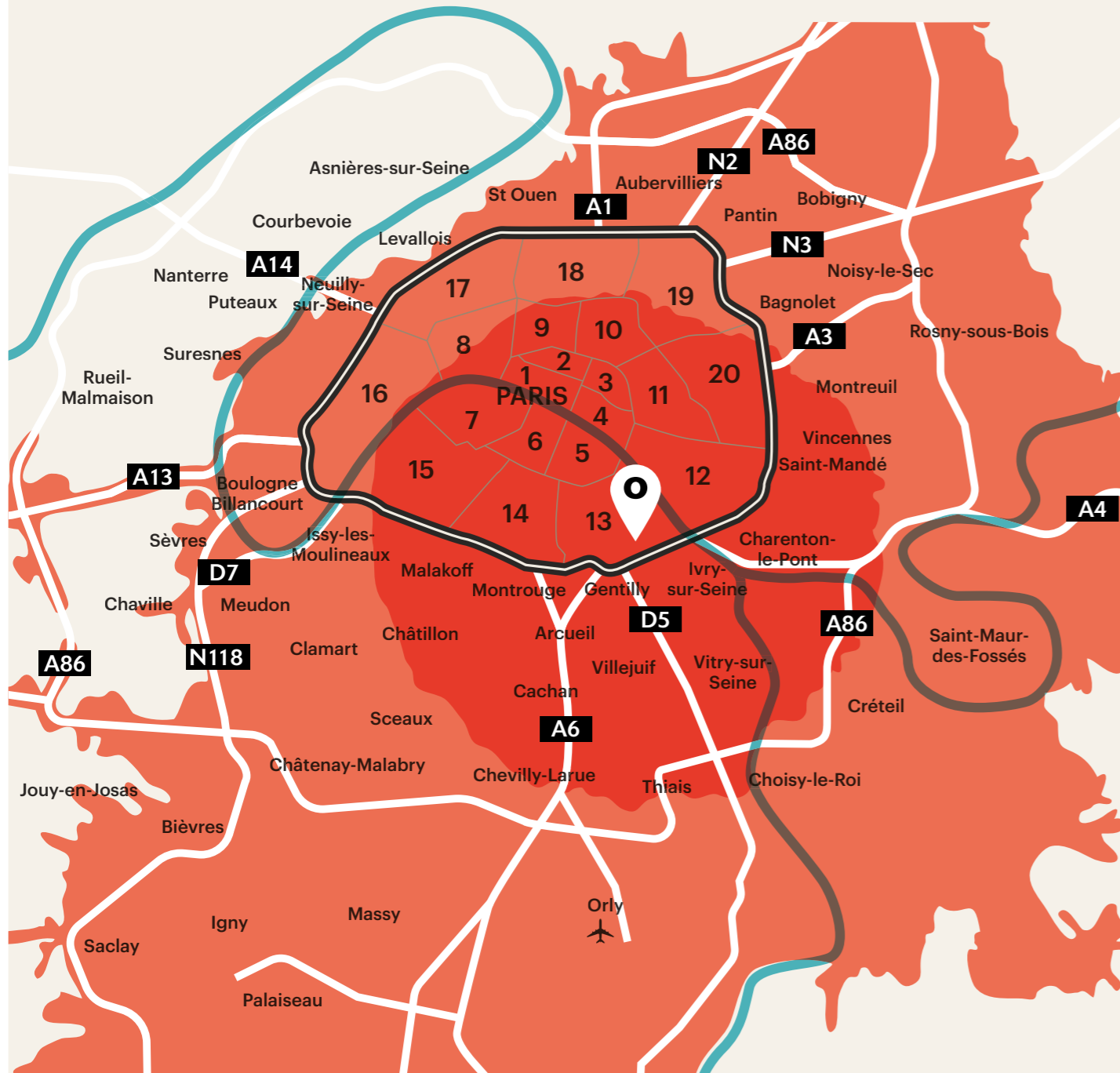


Gare de Lyon via M 14	12 min
Châtelet Les Halles via M 14	15 min
Orly Airport M 14	16 min
Gare d'Austerlitz via M 7 5	17 min
Denfert-Rochereau via M 7 6	20 min
Gare Montparnasse via M 7 6	25 min

Optimised delivery for the END CONSUMER

ACCESSIBLE IN 30 MINUTES FROM THE SITE

- Cargo Bike
- Light Commercial Vehicle



Delivery in less
than 30 minutes

CENTRAL PARIS

20
districts

2,133,111
residents

100%
of the population
of Paris

PARIS REGION

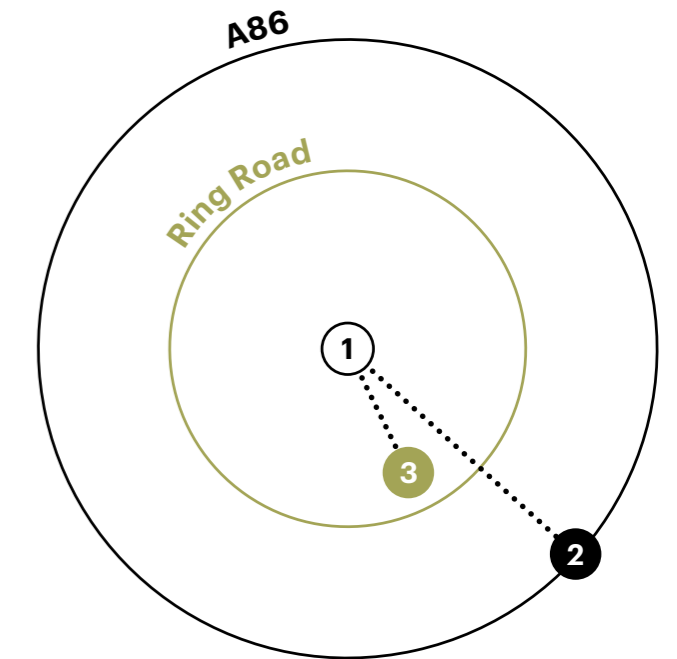
15
municipalities
concentrated mainly
in Val-de-Marne

620,000
residents

45%
of the department's
population

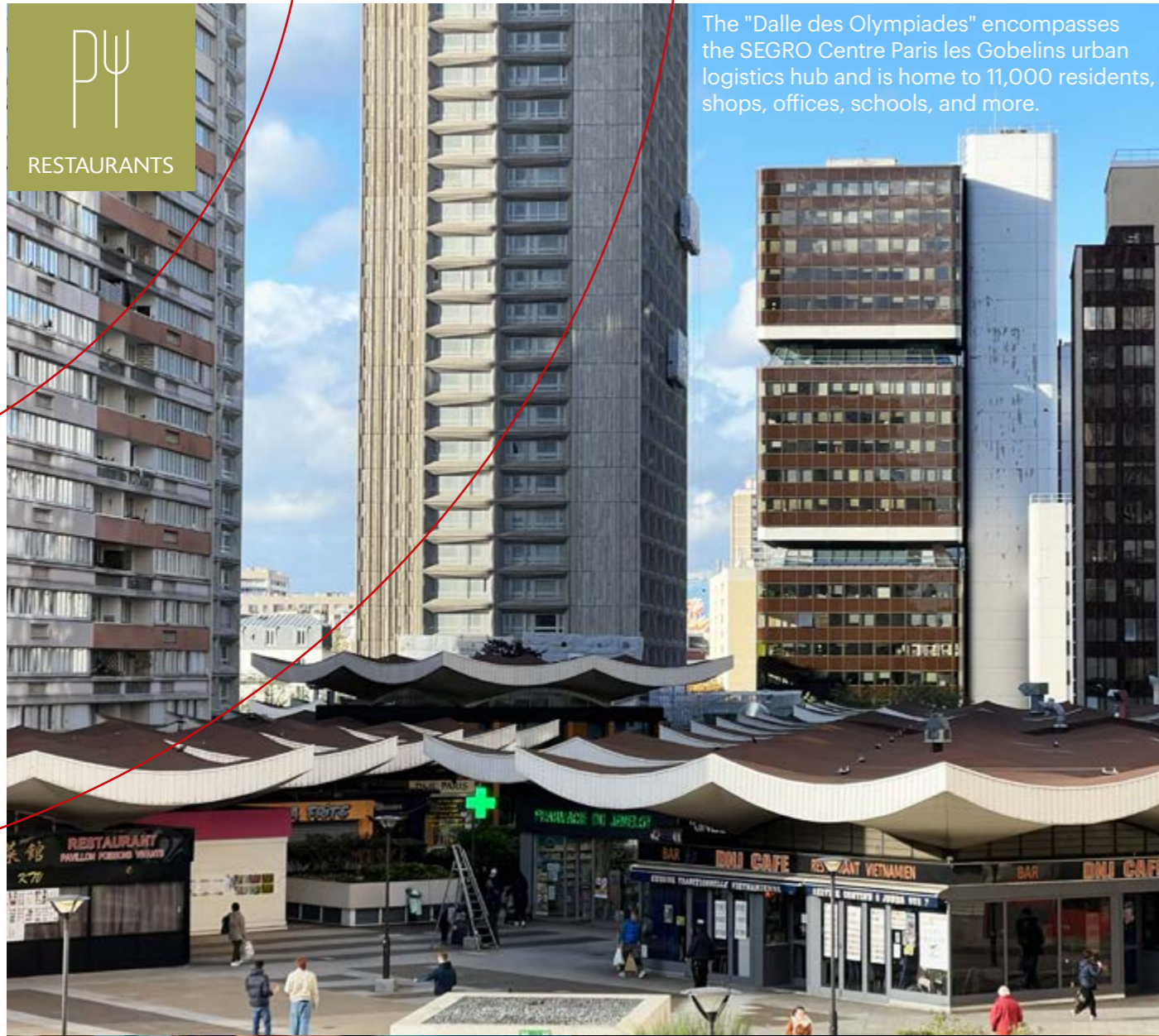
Shorter delivery times
and fewer CO₂
emissions

Comparison of a delivery
in the centre of Paris ①
from a site located in the
south-east of the Paris region
near the A86 ②, and from
SEGRO Centre Paris les Gobelins ③.



-45%
Average impact
on delivery time

-60%
Average impact
on CO₂ emissions



RESTAURANTS

The "Dalle des Olympiades" encompasses the SEGRO Centre Paris les Gobelins urban logistics hub and is home to 11,000 residents, shops, offices, schools, and more.



The Bibliothèque Nationale de France is a wonderful place to relax.

FITNESS CLUBS



GREEN SPACES

Place d'Italie and Italie 2, one of the largest shopping centres in Paris.



BIKE LANES

SHOPS



The Olympiades station on Metro Line 14 is located at the foot of the site.

M+ BUS TRANSPORTS

A logistics hub at the heart of a **LIVELY NEIGHBOURHOOD**

A dynamic and innovative neighbourhood with 180,000 residents and numerous attractions: Chinatown, Bibliothèque Nationale de France (BnF), Place d'Italie, etc.

The Olympiades neighbourhood DAY TO DAY

RESTAURANTS

- | | |
|------------------------|-------------------------|
| ① Pasta et Basta | ⑫ BORIA |
| ② Les Affranchis | ⑬ Au Bon Coin |
| ③ Le Prétexte | ⑭ Café Grand Albert |
| ④ Chez Trassoudaine | ⑮ Brasserie la Roseraie |
| ⑤ L'Age d'Or | ⑯ Le Limousin |
| ⑥ Le Coche | ⑰ Big Fernand |
| ⑦ Maison Jenny | ⑱ Comme à la campagne |
| ⑧ L'Hommage | ⑲ Le Paris Italie |
| ⑨ Impérial Choisy | ⑳ Dudule |
| ⑩ New Hoa Khoan | ㉑ La Place |
| ⑪ Brasserie Le Liberté | ㉒ Café Jules |

PARKS AND GARDENS

- | | |
|-------------------------------|---------------------------------|
| ① Parc de Choisy | ⑦ Jardin Baudricourt |
| ② Jardin de la Raffinerie Say | ⑧ Jardin de la Dalle d'Ivry |
| ③ Square Héloïse et Abélard | ⑨ Jardin Gandon |
| ④ Square Cyprian Norwid | ⑩ Parc Joan Miro |
| ⑤ Square des Chamailards | ⑪ Jardin du Moulin de la Pointe |
| ⑥ Square Ulysse Trélat | ⑫ Parc Kellermann |

SPORTS ACTIVITIES

- | | |
|--------------------------------------|----------------------------------|
| ① Moureu Baudricourt Tennis Courts | ④ Olympiades Fitness Club |
| ② Château des Rentiers Sports Centre | ⑤ Street Workout Park + Golf |
| ③ Château des Rentiers Swimming Pool | ⑥ Tennis - Poterne des Peupliers |





ICPE CLASSIFIED
SITE



ELECTRIC CHARGING
STATIONS



GREEN
PATHWAYS



CARGO BIKE
LANES



DELIVERING
THE CITY



BIO-SOURCED
CONSTRUCTION
MATERIALS

A logistics hub for **SUSTAINABLE LOGISTICS**

This project embodies a responsible vision, with sustainability as the guiding principle at every stage.

We have chosen bio-sourced materials, low-carbon concrete, and recyclable materials to address current environmental challenges.

For greener logistics that respect Parisians and local residents, electric charging stations will be installed, and lanes specifically designed for cargo bikes will be created.

With several environmental certifications and labels targeted, this site reflects our commitment to providing a space that meets the expectations of engaged stakeholders and actively contributes to a sustainable living environment for all.

TARGETED CERTIFICATIONS AND LABELS

BREEAM[®]

ECOCycle.



A new-generation urban logistics hub

TO ENHANCE USER COMFORT

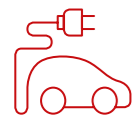
SPECIFICATIONS



Enclosed site with 24/7 security
monitored by guard posts



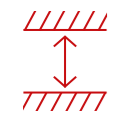
2 levels accessible to HGVs of all sizes, LCVs and cargo bikes



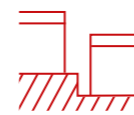
Electricity outlet for charging vehicles



Ground resistance:
3 T/sqm level 0 (Station) and 5 T/sqm level -1 (Hall)



Clearance heights:
up to 5 m level 0 (Station) and 7 m level -1 (Hall)



Dockside and ground-level doors
(depending on the unit)



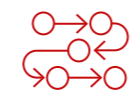
1 door per 700 sqm on average



100% LED lighting
and white paint on walls and ceilings



ICPE 1510 and 2925



Management tools for logistics flows

SERVICES



Restaurants and shops nearby



Outdoor break area



Meeting rooms available

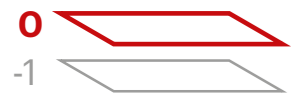


Tree-Planted Green Areas



LV parking nearby





LEVEL 0

The Station

Total area:

22,953 sq m

Floor load:

3 T/ sq m

Adjustable units

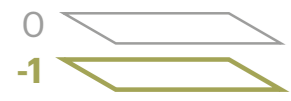
Flexible loading docks



--- HGV/LCV TRAFFIC

■ PRIVATE COURTYARDS

▨ INACCESSIBLE



LEVEL -1

The Hall

Total area:

27,328 sq m

Floor load:

5 T/sq m

Adjustable units

Flexible loading docks

— — — CARGO BIKE TRAFFIC

— — — HGV/LCV TRAFFIC

■ PRIVATE COURTYARDS

▨ INACCESSIBLE



Spaces that enable
**EXTRAORDINARY
THINGS TO HAPPEN**

Our corporate social and environmental responsibility program, called *Responsible SEGRO*, demonstrates how our environmental and social contributions are integrated into our business strategy and are fundamental to the way we create the space that enables extraordinary things to happen – whether through the spaces we develop for our customers or by fostering the growth of our employees, communities, and the environments surrounding our warehouses.

As part of this strategy, we have three key priorities.



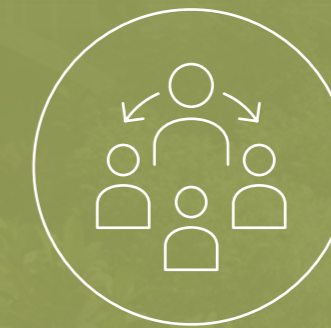
**CHAMPIONING
LOW-CARBON GROWTH**

SEGRO recognises that the world is facing a climate emergency, and we are committed to playing our part in tackling climate change, by limiting global temperature rise to below 1.5°C, while continuing to drive the growth of our business and the economy as a whole.



**INVESTING IN OUR LOCAL
COMMUNITIES AND
ENVIRONMENTS**

SEGRO is an integral part of the communities in which it operates, and we are committed to contributing to their long-term vitality.



NURTURING TALENT

SEGRO employees are essential and inseparable from its success, and we are committed to attracting and retaining a diverse pool of talented individuals in our business.



For more information:
segro.com/responsible-segro



IMPACT CHARTER

A positive impact on the neighbourhood and businesses



As part of our *Responsible SEGRO* approach, we are investing in everyone's future prosperity by creating training and employment opportunities, providing continuous support and enhancing the spaces around our sites.

The IMPACT Charter, a key pillar of SEGRO's CSR program in France, aims to contribute to the sustainable development of the regions where we operate.

A PROGRAM DEPLOYED AT A REGIONAL SCALE

Launched in 2022 at SEGRO Parc des Petits Carreaux in Bonneuil-sur-Marne (94), this initiative has gradually been rolled out across the Île-de-France region, evolving from a local initiative to a regional program.

In 2024, the IMPACT Charter was introduced in the Auvergne-Rhône-Alpes and Provence-Alpes-Côte d'Azur regions.

A SCHEME THAT ENGAGES OUR ECOSYSTEM

The IMPACT Charter aims to bring together public stakeholders (local authorities, educational institutions, etc.), non-profit organisations, and private companies (our tenant clients, as well as our advisors and partners, including lawyers, architects, construction companies, and landscaping firms, among others).

Together, these various stakeholders form IMP'Actor collectives around SEGRO sites to launch and sustain projects focused on three key areas:

- 1 Training, employment and professional inclusion, with a priority on vulnerable populations
- 2 Local economic development
- 3 Enhancing the local living environment

I NCLUSION

M ISSION

P ARTNERSHIP

A PPRENTICESHIPS

C AREERS

T ALENTS



Since 2021, SEGRO has been committed to working with Café Joyeux, a non-profit organisation that trains and employs people with mental and cognitive disabilities.

LOCAL IMPACT PROJECTS AT THE HEART OF SEGRO CENTRE PARIS LES GOBELINS

In collaboration with Paris&Co, the innovation and economic development agency of Paris and its metropolitan area, SEGRO is launching a Community Centre, a 500 sqm space dedicated to organisations from the Social and Solidarity Economy (SSE) within the SEGRO Centre Paris Les Gobelins.

This space will host initiatives that have a social and environmental impact, such as a bicycle repair workshop, community catering or a recycling centre.

This project aims to play a role in revitalising the neighbourhood, supporting urban transformation and providing valuable services to residents, as part of our CSR policy, *Responsible SEGRO*, dedicated to sustainable development and local engagement.

ABOUT SEGRO

SEGRO is a leading owner, manager and developer of modern and sustainable warehouses and business parks in France and across Europe.

Our buildings are located in urban areas and close to major transport routes on the French axis linking Paris, Lyon, Marseille and Lille and in seven other European countries.

For over 100 years – 50 years in France – we have been providing our customers with large and modern warehouses, urban distribution centres closer to city centres, and cutting-edge business parks that allow our customers to grow and thrive. We cover every step in the supply chain.

SEGRO is a responsible and committed company, dedicated to making a positive impact on society and the environment.

Our *Responsible SEGRO* social responsibility program is a testament to this. It is organized around three strategic priorities that cover the areas where we believe we can make the greatest contribution, due to our activities and our presence:

- Championing low-carbon growth
- Investing in our local communities and environments
- Nurturing talent

CONTACTS

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