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Press release

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BOUYGUES CONSTRUCTION BEGINS RENOVATION WORK ON THE “ÎLOT BERGÈRE” BUILDING IN PARIS

- **A low-carbon project aiming for Net Zero Carbon**
- **Preservation of the building’s status as a Historic Monument**

LaSalle Investment Management has selected Bouygues Bâtiment Ile-de-France, a subsidiary of Bouygues Construction, as the successful bidder for the Îlot Bergère project to renovate a historic building that is the former headquarters of the Comptoir National d’Escompte de Paris. Work on the project began in early March.

The Îlot Bergère is an office building with 26,500 m² of floor space, located in the heart of the 9th arrondissement of Paris. It dates from the 19th century and is listed as a Historic Monument.

Designed by the architect PCA-Stream, the renovation project involves a major restoration of the building’s architectural heritage, while making it compatible with Net Zero Carbon targets.

The project will see up to 280 people working on site during peak periods. Assembly of the crane began in March, with a hook height of 55.6 metres and a boom length of 65 metres.



© PCA-Stream

The project will prioritise the reuse of materials to minimise the projected embodied carbon associated. HQE, BREEAM Excellent and BBCA Renovation certifications are targeted, with a 50% reduction in operational CO₂ emissions. In addition, to best meet customer expectations, a “mixed use building” profile or an intensification of uses was proposed.

Several innovative solutions will be employed to achieve this, including Cynéo, Bouygues Bâtiment France’s platform for the reuse of materials, and the Zero Ultimate Waste scheme to maximise on-site waste recycling with a minimum of seven waste streams, including the reuse of external joinery on site, thanks to an innovative facade concept.

As the project is being carried out in a dense urban environment, measures have been taken to limit noise pollution, with the installation of an acoustic enclosure on the site area to allow rubble skips to be loaded inside, thereby reducing the spread of noise to the outside. Acoustic tarpaulins were also laid between the Cour-Jardin de l'Imprimerie and the courtyards of neighbouring buildings.

Handover of the offices is scheduled for the first quarter of 2026.

Thomas Rousseau, head of Bouygues Bâtiment Ile-de-France Rénovation Privée, said: "We are very proud to have been selected by LaSalle Investment Management for this Parisian prime office restructuring operation, which is also listed as a Historic Monument. The teams were particularly driven by the ambition of the project, the technical complexity as well as the challenges in terms of uses and the environment."

Marc Fauchille, Head of Development and Repurposing, Europe, LaSalle Investment Management, said: "We are excited to work together with the experience and expertise at Bouygues Bâtiment Ile-de-France on the Îlot Bergère, to create an innovative and truly revolutionary workspace in the heart of Paris. The Îlot Bergère is set to be a prime office-led development in Paris, situated in a highly sought-after location in one of the strongest European markets. The project is already attracting a high level of tenant interest given its quality, location and sustainability credentials."

ABOUT BOUYGUES CONSTRUCTION

With 32,500 employees working in 60 countries, Bouygues Construction designs, builds and rehabilitates the infrastructures and buildings that are essential for a sustainable society. All over the world, the Group's teams support the development of low-carbon energy production and public transport infrastructures and provide their expertise in the design, construction and renovation of buildings and neighbourhoods essential to life (health, education, work, tourism, leisure, public services, defence, etc.). The teams' commitment is based on three top priorities: safety culture, respect for human rights and ethics. In 2023, Bouygues Construction generated sales of €9.8 billion.

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