

Press release – Neuilly-sur-Seine, Thursday, November 28, 2024 – 5.45 pm

ARGAN is strengthening its positions in the North of France by launching the works for a cross-dock fulfilment centre of 9,000 sq.m in the greater Lille area

ARGAN has launched the works for a new fulfilment centre in the size of 9,000 sq.m this November, in an already well-established logistics area where the real estate company already owns two warehouses of 55,000 sq.m and 25,000 sq.m, respectively rented to CARREFOUR and PARAGON.



Credits: A26 Architectures

A third site in the greater Lille area for ARGAN

The works for this new site have started on a land piece of 6.7 hectares adjacent to a logistics site owned by ARGAN and rented by CARREFOUR SUPPLY CHAIN in the city of Vendin-le-Vieil.

In close proximity to Lens (greater Lille area) and directly accessible via the A21 French highway and the National road 47 to Lille, Vendin-le-Vieil offers an ideal location for logistics or fulfilment activities.

The future platform will be made of a cross-dock fulfilment hall of 7,400 sq.m equipped with 68 dock levellers. It will be completed with an office block of 1,200 sq.m on an upper floor.

Finally, a photovoltaic power-station generating 150 kWp will be installed on the roof. It will be exclusively dedicated to the future tenant's self-consumption.

A project for the long term with a 12-year fixed-term lease

This new fulfilment centre will welcome a leading company of the third-party logistics and transportation sector, historically established in the area.

Testifying to the relevance and long-term perspective of this new location, ARGAN and the future tenant have mutually agreed to a very long-lasting lease for a 12-year fixed-term period.

The delivery of this new site is expected in the fourth quarter of 2025.

Ronan Le Lan, Chairman of ARGAN's Executive Board: *"With the e-commerce boom, the fulfilment centre format is now a strategic piece of the logistics value chain. We are fully part of this transformation by developing a cross-dock building in the size of 9,000 sq.m at the heart of an urban area that exceeds 250,000 inhabitants – to whom we can add the 1.2 million people who live in the European urban area of Lille that is less than 30 minutes away."*

2025 financial calendar *(Publication of the press release after closing of the stock exchange)*

- January 3: Net sales of 4th quarter 2024
- January 16: Annual results 2024
- March 20: General Assembly 2025

About ARGAN

ARGAN is the only French real estate company specializing in the DEVELOPMENT & RENTAL OF PREMIUM WAREHOUSES listed on EURONEXT and is the leading player of its market. Building on a unique client-tenant-centric approach, **ARGAN** builds pre-let PREMIUM warehouses for blue-chip clients and supports them throughout all project phases from the development milestones to the rental management.

Profitability, tight control over our debt and sustainability are at the heart of **ARGAN**'s DNA. Its strongly proactive ESG policy has very concrete results with our AUTONOM[®] concept, the "in-use" Net Zero warehouse. As at June 30, 2024, our portfolio represented 3.6 million sq.m, across about a hundred warehouses, exclusively located in the continental part of France, and this portfolio was valued €3.8 billion for a yearly rental income of about €200 million.

ARGAN is a listed real estate investment company (French SIIC), on Compartment A of Euronext Paris (ISIN FR0010481960 - ARG) and is included in the Euronext SBF 120, CAC All-Share, EPRA Europe and IEIF SIIC France indices.

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