

La Fab.e

Re-inventing Business Parks infrastructure.
durable, connected, inspired, local.



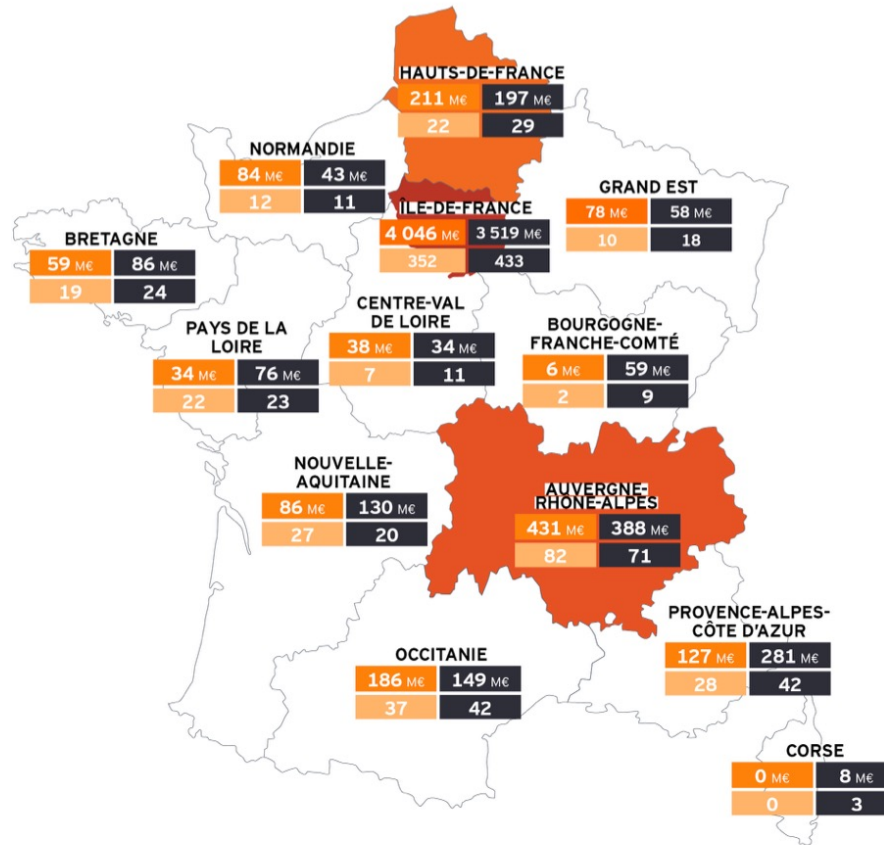
Today

76%

of employees are ready
to act on climate change*

**Kite Insights 2020*

The “regions” is where the action takes place



- ✓ 2021 marks a sharp acceleration to a trend
- ✓ France Relance: 9500 projects and 20bn euros to be invested
- ✓ France 2030 government plan
- ✓ France travel infrastructure is deep and efficient
- ✓ Development of the “last-mile”

c. **40%**

of greenhouse gases
generated by real estate sector

Yet, the enterprise and home is where we spend 90% of our time
We can take action on the largest share of 90%: the enterprise buildings
And create the highest impact

What is La Fab.e ?

Our vision is to empower entrepreneurs with purpose and productivity.

Our mission is to build the next generation business parks: durable, connected, inspired, and community centered.

Durable equals Purpose

We develop next generation business parks aligned with Net Zero

- 1 MWc (Mega Watt Crête) of solar electricity produced in each site, 55% used by the site and the rest sold to local businesses
- BREEAM certification
- Low carbon cement, wood
- Collect and use of rainwater
- >20% of site is green (trees, plants, grass)
- For each 1,000 m² built, we acquire or rehabilitate 5 ha of forests and lands in transition in France

Connected equals Productivity

We simplify entrepreneur's life with on-site services and a connected community

99digital

- ✓ Search engine optimization



- ✓ Super fast charging

PURE ELECTRIC

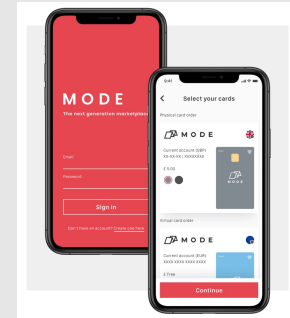
- ✓ Micro-mobility



- ✓ Connected screens for buildings (Interactive Solutions)

LEADERS FOR CLIMATE ACTION.

yourfintechapp



- ✓ i-banking
- ✓ Remittance
- ✓ pay roll

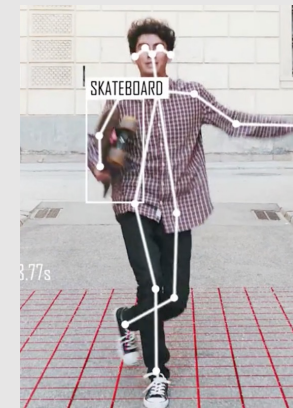
La FRENCH TECH

AXA Climate

La FRENCH FAB

two-i

- ✓ Next generation security



"MyFab" is the central OS

(operating system)

✓ Welcome, access to services, blogs, contacts

✓ Smart community is powered by our *SuperMonday* productivity SaaS

?

✓ MasterMind groups

✓ All-in-one click IT set-up: cloud, email, IT security



Vue aérienne du projet (Variante 1), côté Sud.



Vue sur l'entrée piétonne.



Vue dans le jardin.

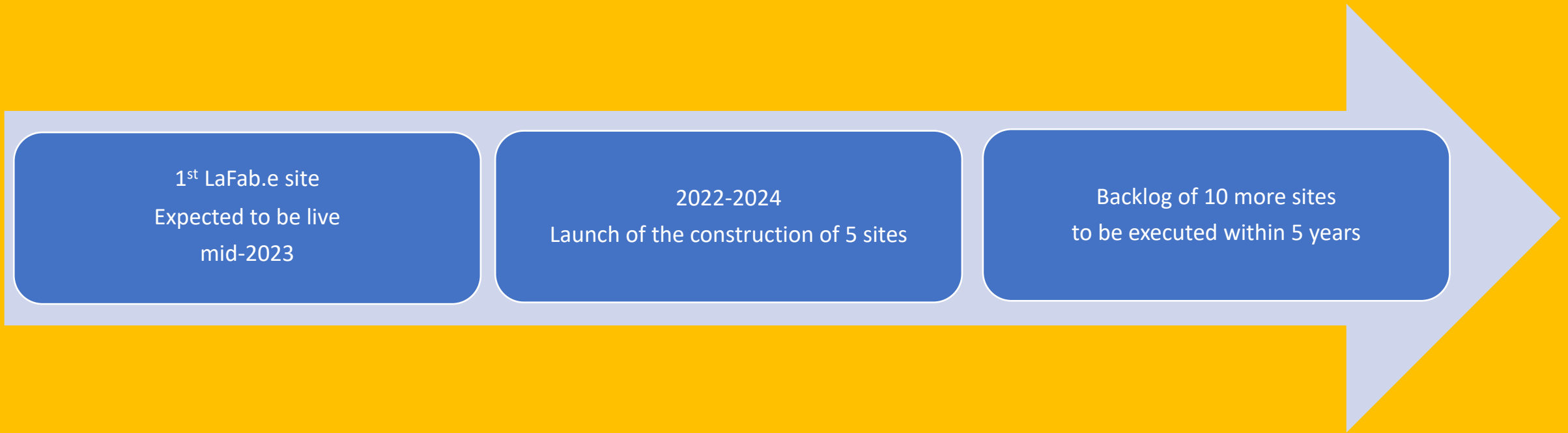


Vue dans la ruelle intérieure.

Key facts

- Each site is 4,000 m² on 10,000 m² land
- 20-25 SMEs on each site, huge flexibility
- c.1 MWc (Mega Watt Crête) of solar electricity produced per site
- c.7m euros capex per site
- c.10% operating yield
- Potential roll-up: 50 sites in France
- All sectors, including education

Timeline



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