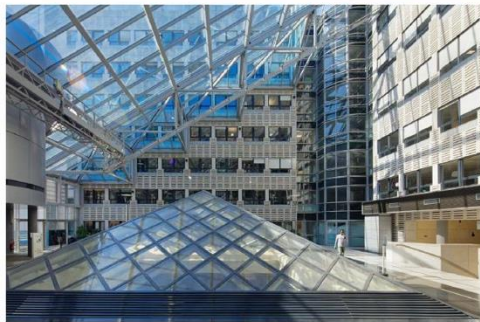




Ivanhoé Cambridge acquires Cap Ampère, a 90,000 m² office building campus in Saint-Denis, Paris region, fully occupied by EDF



Paris, November 13, 2018 — Ivanhoé Cambridge, real estate subsidiary of Caisse de dépôt et placement du Québec, has acquired a 90,000 m² office-building campus from Natixis, in the Greater Paris area of Saint-Denis Pleyel. This is the largest asset sold this year in the French office market. Simultaneously, EDF has signed a nine-year fixed-term lease on what constitutes its main business establishment in France and has initiated a program to renovate its facilities.

The campus consists of four connected buildings on a plot of four landscaped hectares.

Cap Ampère enjoys a strategic geographical location just steps from the future Gare Saint-Denis Pleyel. This promising market will become a premier economic and social hub and will notably host the future Olympic Village for the Paris 2024 Games. A major junction of the Grand Paris urban project, Gare Saint-Denis Pleyel will become the busiest of the new Grand Paris Express stations (250,000 passengers per day) with, in addition to métro line 13, the four lines 14,15,16 and 17, a D-line Réseau Express Régional (Regional Express Network–RER) commuter train, as well as direct connections to the three Paris airports (Orly, Roissy and Le Bourget) and Gare Saint-Lazare.

Karim Habra, Head of Europe, Ivanhoé Cambridge, says: *“I would like to congratulate our European investment team, under the leadership of Arnaud Malbos, for this landmark off-market acquisition, which fits perfectly with our long-term vision for Greater Paris. Following the recent deals of HUB 247 in Nanterre and the Tours DUO in Paris, this transaction once again illustrates Ivanhoé Cambridge’s European expertise and strategy of investing in projects with high growth potential in urban areas currently undergoing*

regeneration. We are also enthusiastic about contributing to the future success of our tenant EDF and their employees.”

Ivanhoé Cambridge was advised in this transaction by Knight Frank (Vincent Bollaert and Matthieu Garreud), Wargny Katz (Justine N'Diaye), Lacourte Raquin Tatar (Guillaume Jeannet and David Sorel), Artelia and PwC (Geoffroy Schmitt).

About Ivanhoé Cambridge

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a long-term view to generate optimal, risk-adjusted returns. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Vertically integrated in Canada, Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,000 buildings, primarily in the residential, office, retail, industrial and logistics sectors. Ivanhoé Cambridge held more than C\$60 billion in assets as at June 30, 2018, and is a real estate subsidiary of the Caisse de dépôt et placement du Québec (cdpq.com), one of Canada's leading institutional fund managers. For more information: ivanhoecambridge.com.

Ivanhoé Cambridge Public Affairs, Media line: +1 866-456-3342, media@ivanhoecambridge.com