

Press Release  
Thursday September 9, 2021

## **VINCI Immobilier will renovate the Magasin Général in Saint-Pierre-des-Corps (37) on behalf of the DOLIAM Group**

- Development of a new center of attraction and competitiveness for the Tours area
- Creation of over 1,000 direct and indirect jobs



The city of Saint-Pierre-des-Corps, the DOLIAM Group and VINCI Immobilier are joining forces to breathe new life into an emblematic site and into the area.

**The Saint-Pierre-des-Corps City Council voted today to transfer the Magasin Général to VINCI Immobilier, which will renovate it to house the activities of the regional DOLIAM Group, which specializes in cutting-edge medical technologies.**



**The location and reconfiguration of the Magasin Général will make it a center of attraction and competitiveness for the entire region.**

Conceived by the DOLIAM Group and VINCI Immobilier, with the assistance of the B&B architectural firm, the renovation of the building will involve the creation of a technological research and development incubator with 10,000 sq. meters of laboratories and clean rooms dedicated to national and international MedTech start-ups; 15,000 sq. meters of scalable office spaces, as well as the premises needed to accommodate multidisciplinary teams: a cafeteria, changing rooms, accommodations, a gym and a brasserie open to the public.

Owned by the city of Saint-Pierre-des-Corps, the Magasin Général was originally dedicated to the SNCF activities. The dilapidated condition of the building, closed since 2006, makes it unusable in its current state and requires a complete overhaul. The estimated cost of this rehabilitation is over 80 million euros.

Aware of the people of Saint-Pierre-des-Corps' attachment to this emblematic place, the city has chosen to entrust the future of the site to a local industrialist, established for 37 years in Touraine: the DOLIAM Group, who wishes to rehabilitate the Magasin Général in order to continue the development of its activities near the historical location of its subsidiary VERMON. With this new project, the DOLIAM Group, which specializes in the development and production of cutting-edge medical equipment, also intends to pursue its research and development activities carried out by the start-ups in its ecosystem, as well as the SMEs and international industrial groups that are partners on a site, that is welcoming and conducive to French and international innovation.



Eventually, the site's activities will create more than 1,000 direct and indirect jobs and position the Magasin Général as an integrated player in the local economy and open to the international market.

The Magasin Général will be able to welcome the public on an open campus, directly connected to the Saint-Pierre-des-Corps TGV station, offering residents 3 hectares of landscaped areas and a brasserie displaying Freyssinet's iconic architecture. The three partners will work on this project during 2022 with the aim of starting work in 2023.

Emmanuel François, Mayor of Saint-Pierre-des-Corps, comments: *"The reopening of the site is eagerly awaited by the people of Saint-Pierre-des-Corps, who will once again have access to the campus and its brasserie as soon as it opens in 2024. The partnership with the DOLIAM Group and VINCI Immobilier also plans the organization of visits to the site for schools and residents during the construction phase and the hosting of events that will continue throughout the new life of this campus. Thanks to this large-scale industrial project and its preserved architecture, the municipality will benefit from a 21st century industrial powerhouse capable of stimulating a new employment dynamic in the city. First with the renovation and soon with this new tertiary pole. This is the first step towards the renewal we are undertaking today".*

Etienne Flesch, President of the DOLIAM Group, adds: *"The Magasin Général is the space we were looking for to establish our group in the long term near its historical activities and to pursue its current development in the service of its future competitiveness. The industrial tool that we are going to create is without equivalent in Europe and will constitute a unique place for the development of advanced medical technologies".*

Virginie Leroy, Executive Vice President, Corporate Real Estate and Development at VINCI Immobilier, concludes: *"We are committed to preserving our industrial heritage, and we are*



*attentive to the need to reduce the artificialization of land and the production of low-carbon real estate, and we will carry out this project within the framework of an ambitious responsible approach. We are committed to preserving resources, reusing site materials in future developments and paying particular attention to biodiversity by actively contributing to the reintroduction of natural endemic species. We are pleased to contribute to the revitalization and reopening of an emblematic site of the Touraine landscape”.*

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**Project Technical details:**

- Investor and lessee: Groupe DOLIAM
- Project owner: VINCI Immobilier
- Architect: B & B Architects
- Total surface area: 28,000 m<sup>2</sup> on 3 levels
- Planning:
  - o 10,000 m<sup>2</sup> of modular clean rooms
  - o 15,000 m<sup>2</sup> of tertiary premises (office space)
  - o 3,000 m<sup>2</sup> of premises dedicated to the operation of the industrial building and the reception of teams (changing rooms, cafeteria, sports rooms, accommodations, etc.) and a brasserie open to the public
  - o Approximately 3 hectares of green outdoor spaces
  - o 500 parking spaces
- Certifications and labels targeted: NF HQE Bâtiment Durable, Effinergie Patrimoine
- Delivery: 3rd quarter 2024

**About VINCI Immobilier**

VINCI Immobilier, a subsidiary of the VINCI Group, is one of France's leading property developers. With operations throughout France, VINCI Immobilier is present in two major market sectors: residential property (housing and managed residences) and commercial property (offices, hotels, shops), serving investors, institutions and individuals. Thanks to its multi-product offering and its expertise in carrying out large, complex projects, VINCI Immobilier assists local authorities in carrying out their development operations and thus contributes to the development of urban areas. Through its subsidiaries OVELIA, STUDENT FACTORY and BIKUBE, VINCI Immobilier operates and manages senior and student residences as well as co-living residences. VINCI Immobilier also provides its clients with its expertise in consulting and building management through its "services" division.

[www.vinci-immobilier.com](http://www.vinci-immobilier.com)

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### **About the DOLIAM Group**

The DOLIAM Group is a French family-owned industrial group that invests in, supports and accompanies start-ups and innovative companies that are developing tomorrow's solutions based on cutting-edge technology. Created more than 30 years ago, it brings together several companies in France and abroad, from start-ups to industrial-scale companies, which develop technologies and products with high technological and scientific added value. With more than 440 employees in France and in the United States, the DOLIAM Group is anchored in the heart of the High-Tech industry and recognized as a reference player on the market through its subsidiaries such as: VERMON and CAIRDAC for their innovative medical technologies, MODULEUS and OLYTHE for their technologies for the protection of assets and people, VITRUVENS for its energy optimization devices or IC'ALPS for its technologies for integrated circuits dedicated to, among others, the medical markets. Its ambition is to develop all its entities to make each of them an international leader in their market segments. To achieve this, the DOLIAM Group has given itself the mission of supporting, through its investments, start-ups and innovative companies that are developing, with strong technological and scientific foundations, tomorrow's solutions - today.

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