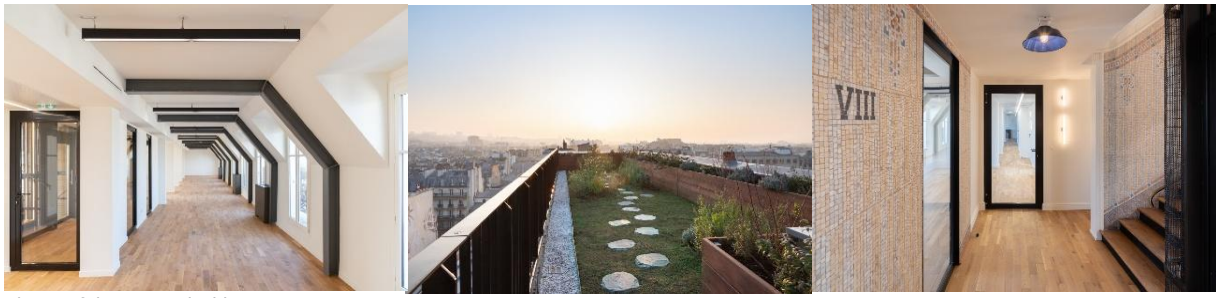
PRESS RELEASE

PRAEMIA REIM FRANCE LEASES THE ENTIRE 3E LIEU BUILDING IN PARIS (10TH ARRONDISSEMENT) TO KARAVEL, WHICH WILL ESTABLISH ITS HEADQUARTERS THERE



Photos of the 3e Lieu building

Paris, 15th September 2026 - **Praemia REIM France announces the signing of a firm 10-year lease with Karavel covering the entire 3e Lieu building, comprising 3,650 sq m of office and ancillary space, located at 3-5 rue de Metz in Paris's 10th arrondissement**. This transaction marks the completion of the repositioning strategy undertaken for this asset, acquired in 2020 on behalf of funds managed by Praemia REIM France, and crystallises the significant reversionary potential identified at the time of acquisition.

Ideally located in the immediate vicinity of the Grands Boulevards, Place de la République and Paris's main transport links, the 3e Lieu building benefits from a central location in a particularly dynamic district that is highly attractive to businesses.

Acquired in 2020, the building has undergone significant asset management work and an ambitious restructuring programme. Following this transformation, 3e Lieu now offers modern, flexible workspaces designed to deliver strong occupier value, extending from the basement to the ninth floor. The building offers a wide range of amenities for occupiers, including collaborative spaces, communal areas, a fitness room and a rooftop with panoramic views over Paris.

Designed as "the building of all possibilities", it meets the highest standards in the office market and holds HQE Excellent, R2S Ready to Services, OsmoZ and WiredScore certifications.

"*We are delighted to welcome Karavel to this building, which illustrates the expertise of Praemia's teams in repositioning and redeveloping assets. This lease marks the completion and demonstrates the relevance of the value-creation strategy we have pursued since acquiring this building: enhancing the flexibility and efficiency of the spaces, improving environmental performance, enhancing the historic architecture and the overall desirability of the location,*" said Charles Ragons, Managing Director of the Real Estate Division at Praemia REIM France.

ABOUT PRAEMIA REIM

The Praemia REIM group is a leading European real estate asset manager, with more than €33 billion in assets under management and a portfolio of more than 1,700 properties across 12 countries. The company designs and manages a broad range of real estate investment solutions for retail and institutional investors. With a portfolio comprising 63% alternative assets, including healthcare, hospitality and residential, reflecting its differentiated positioning in these growth sectors, and 37% commercial assets, including offices and retail, the Praemia group draws on the expertise of 450 employees covering the entire real estate value chain.

More information: www.praemiareim.com

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PHOTOS OF THE 3E LIEU BUILDING