

ARGAN launched an urban logistics site in Montpellier

End of May, ARGAN was delivered a new logistics site of 4,300 sq.m in the municipality of Castries, located a few kilometres at the North of Montpellier.

This new site is operated by a leading player of the mass retail distribution as part of a lease for a fixed-term of 6 years. This site is more particularly dedicated to the e-commerce business and to the home delivery to individual customers all over the metropolitan area of Montpellier, comprising more than 500,000 inhabitants.

Located along the A9 French highway, which links Béziers to Nîmes, the Castries site grants delivery access to the heart of Montpellier in 15 minutes and to the rest of the cities part of this metropolitan area in less than an hour.

The building has two halls dedicated to receiving and storing goods, as well as to preparing and to shipping orders. The multi-temperature site can handle the combination of a full range of products, from ambient temperature to goods at freezing (-25°C) or positive cold (2°C) atmosphere as well as fruits and vegetables (8°C). A block of offices of 500 sq.m is also part of this site.

Artificialisation reversal, renaturation and site turnaround: the key words of the project

The environmental aspect of the project was at the heart of ARGAN's considerations.

The building was thus constructed on an impermeabilized site of 9,000 sq.m, which was until now dedicated to outdoor storage of building materials.

This operation that was developed by ADIM Occitanie – the subsidiary for real estate development of VINCI Construction – resulted in the artificialisation reversal of 3,000 sq.m of land surface in order to use it for water storage basins covering 2,750 sq.m and green spaces where 23 trees as well as many shrubs were planted to bring nature back to this site.

This project is also part of a site turnaround approach: ADIM Occitanie and Sogea Sud Bâtiment – another VINCI Construction subsidiary that conducted the works – have put a special emphasis on reusing the parts of the previously deconstructed building to carry out the project. In total, 36.7 tons of CO₂ equivalent were saved thanks to the recycling of the metallic roof framework, concrete retaining walls and finishing materials, as part of a partnership with the “MAS Réemploi association” (a centre that recycles building materials in Montpellier).

2024 financial calendar *(Publication of the press release after closing of the stock exchange)*

- July 1: Net sales of 2nd quarter 2024
- July 24: Half-year results 2024
- October 1: Net sales of 3rd quarter 2024

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 December 31, 2023, our portfolio represented 3.6 million sq.m, across about a hundred warehouses, exclusively located in the continental part of France. This portfolio was valued €3.7 billion for a yearly rental income of about €200 million in 2024.

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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