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After AMAZON, ARGAN is developing in Metz a new AUTONOM[®]-labelled site of 9,500 sq.m for 4MURS



Photo credits: A26 GL

In September 2020, ARGAN launched, in Augny (57), its most important logistics site, a multi-storey building for a surface of 185,000 sq.m on the Frescaty Plateau, a former airbase closed since the early 2010s. Four years later, ARGAN is now pursuing a new development in this area to deliver an AUTONOM[®]-labelled warehouse of 9,500 sq.m.

Located on the outskirts of Metz, at the heart of an urban area of 240,000 inhabitants, with a direct connection to the A31 French highway, Augny offers an ideal location for the logistics businesses.

This new Premium warehouse will be operated by 4MURS as part of a 12-year lease, including nine years for a fixed term.

With 650 employees and a portfolio of 106 stores in France and Belgium, 4MURS is reshaping its positioning by becoming a concept store that brings under one roof collections of various offerings for home decoration, for kids and lifestyle products.

The site of Augny will be dedicated to managing the logistics flows for 7,000 SKUs sold by the company, close to its headquarters located in the neighbouring city of Marly.

An exemplary site from an environmental standpoint

This new warehouse will be AUTONOM[®]-labelled. With a rooftop photovoltaic power station combined with energy-storing batteries, this warehouse will generate its own green energy for its self-consumption. Site's heating will be delivered through electric heat pumps and lighting through

smart LED devices with presence and luminance sensors. All this equipment helps drastically reduce the site's CO₂ emissions (divided by a factor of 10 compared with a standard warehouse). Remaining emissions will be compensated by a reforestation plan led in France. The site will thus be carbon neutral when operations start.

Moreover, making a development on the military brownfield of Frescaty results in the recycling of land that has already been artificialized and thus limits the ecological impact of the whole project.

The delivery of this first phase is expected for the 4th quarter of 2024. Additionally, an extension capacity of about 8,000 sq.m was arranged on this project's property-base.

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

- March 21: General Assembly 2024
- April 2: Net sales of 1st quarter 2024
- 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 of today, our portfolio represents 3.6 million sq.m, across about a hundred warehouses, exclusively located in the continental part of France. This portfolio is valued €3.7 billion as at December 31, 2023 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 FRO010481960 - ARG) and is included in the Euronext SBF 120, CAC All-Share, EPRA Europe and IEIF SIIC France indices.

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