

VAL D'EUROPE
FIELDS OF
OPPORTUNITIES



A NEW BUSINESS
DESTINATION
IN THE HEART
OF EUROPE

2024/2025



valdeurope-attractivite.fr



Deloitte University EMEA

/ We are creating
a vibrant and inspiring
destination in the Paris
Region: Val d'Europe offers
the conveniences of a
contemporary town with
a unique village spirit. /



WELCOME TO VAL D'EUROPE



Philippe Descrouet
President of Val d'Europe
Agglomeration



Christophe Giral
Real Estate Director
at Euro Disney

Val d'Europe nurtures a strong and lasting ambition – to create a major new urban center, close to Paris, at the heart of Europe, and at the forefront of sustainable development. Economic success is driven by an innovative development model, integrating an outstanding residential environment with a dynamic business hub. The region's accessibility and international appeal contribute further to its success. Our development strategy is to pursue, over the coming decades, economic, social, and cultural growth on a human scale, enhanced by a sustainable urban development approach.

A REGIONAL SUCCESS STORY



7,600
companies established
over 20 years

46,000
jobs in 2023
(+12% in 5 years)

+ 900
new businesses
in 2023

Located at the heart of Europe and 30 km East of Paris, Val d'Europe has emerged as a remarkable economic and tourism success story over the past 30 years.

With more than 7,600 established companies and an average of five new businesses per week, Val d'Europe has secured its position as one of the most dynamic job markets in the Ile-de-France Region.

Renowned companies such as Disneyland® Paris, Tesla, Deloitte, Crédit Agricole Brie Picardie, Multivac, and Sumitomo have chosen to expand their businesses here in the heart of Europe, to benefit from the region's economic momentum and provide employees with an attractive, safe, and sustainable living environment.

A young and growing population (INSEE 2020 data)

- 53,000 inhabitants
+ 25% increase in 10 years
- 1,000 new residents
on average per year
- 70% of family households
- 81% working population
(+5 points vs. Paris)

Exceptional urban development

Prioritizing the quality of work-life balance is one of our main development drivers. To create a pleasant lifestyle for residents, employees, and visitors, our urban policy focuses on the quality of infrastructure, public and private facilities, transportation, housing, office, and retail space, all set amidst extensive parks and lakes.



Martin Taube, CEO of Multivac France, a German company established in 2023.

A REGION ENVIRONMENT-COMMITTED

30 %

Of natural woodland and forests

28 Kilometres of bike paths

(86 by 2030)

120 Parks and public gardens

Energy-efficient and environmentally friendly developments are key. Val d'Europe is committed to become an innovative and forward-thinking region, highlighting that economic development is only worthwhile if it is sustainable.

With 30% of the area dedicated to green spaces, Val d'Europe has consistently prioritized quality of life for its residents at the heart of its development strategy.

Renewable energy heating networks

Val d'Europe is a pioneering region in ecological transition, leading the way with its diverse renewable energy networks, including biomass, biogas, and geothermal systems. One of the first in the Paris region to have implemented its own district heating networks. Currently, all new constructions benefit from this sustainable energy infrastructure.

- ✳ In the **new districts**, a biomass heating network supplies public amenities, housing, and businesses, resulting in a remarkable annual reduction of over 2,600 tons in CO₂ emissions.
- ✳ A global first, the district **heating network**, derived from extracting heat generated by local data centers, serves as a renewable and recovered energy system. It notably ensures the year-round heating of the Aquatic Center to a comfortable 29°C.

With environmental consciousness at the forefront, businesses in Val d'Europe are actively committed to minimizing their carbon footprint.

- ✳ **Argan**: inaugurated the first "Autonom" warehouse in 2022, capable of producing its own green energy. This initiative benefits both occupants and the region, resulting in a 50% reduction in CO₂ emissions.
- ✳ **Center Parcs Villages Nature®**: the eco-resort opened in 2017 boasts Europe's largest water park, naturally heated through geothermal energy to 30°C all year round. Renewable and geothermal energy efficiently fulfil the energy requirements for the 9,000 sqm site.



DISNEYLAND® PARIS: EUROPE'S LARGEST SOLAR CANOPY PLANTS

This project is one of the strongest symbols in energy transition reflecting the commitment of key economic players in Val d'Europe. Across 20 hectares (equivalent to 11 football fields), 88,000 panels cover 11,200 parking spaces of the guest parking lot at Disneyland® Paris. This facility will help reduce around 890 tons in CO₂ emissions per year.



FOR YOUR SUCCESS

Whether you're an investor, entrepreneur, or decision-maker, Val d'Europe provides all the resources for your success. We offer a comprehensive and diverse selection of real estate opportunities (office space, business parks) and land, set in a major and dynamic economic hub with a European-wide reputation.

Current major urban developments

Several new urban projects are under development to further enhance the region's dynamic growth.

* Studios and Congress District

Situated in the town center, this development comprises housing, office, and retail space.

* Pré de Claye District

Across 70 hectares, with 14 hectares dedicated to nature at the heart of the town, this project will ultimately feature housing units, a church and parish center, a private school, a tourist residence, and retail services.

* 3 Ormes District

A mixed-use development project offering passive housing units, along with retail spaces and services.

4 business hubs
under development

240,000 sqm
Premium office space developed
over 20 years

345,000 sqm
Business premises developed
over 20 years



Premium office space Urban Center

Val d'Europe provides latest-generation office space, benefitting from one of the most competitive property tax rates in the Ile-de-France region in 2023, with easy access to major transportation hubs.

Business Parks

* Couternois

Covering 67 hectares, this business park has land available for mixed-use development projects.

* International Business Park

Strategically located along the A4 motorway, this business park offers 140 hectares of developed land, including 60 hectares dedicated to green spaces, along with diverse amenities for employees.

* Coupvray Business Park

Consolidating quality architecture with environmental ambitions, this business park designed for small and medium-size companies covers 11 hectares.

Retail opportunities

The diverse range of retail options ensures that residents and visitors from around the world can fulfil all their shopping needs. As a testimonial to the region's strong momentum, commercial vacancy rates are remarkably low.

* **Val d'Europe Shopping Center:** 100,000 sqm, housing 190 brands, structured around a food court and leisure area featuring the Sealife Aquarium.

* **La Vallée Village:** a luxury open-air avenue housing over 120 luxury brands at discounted prices.

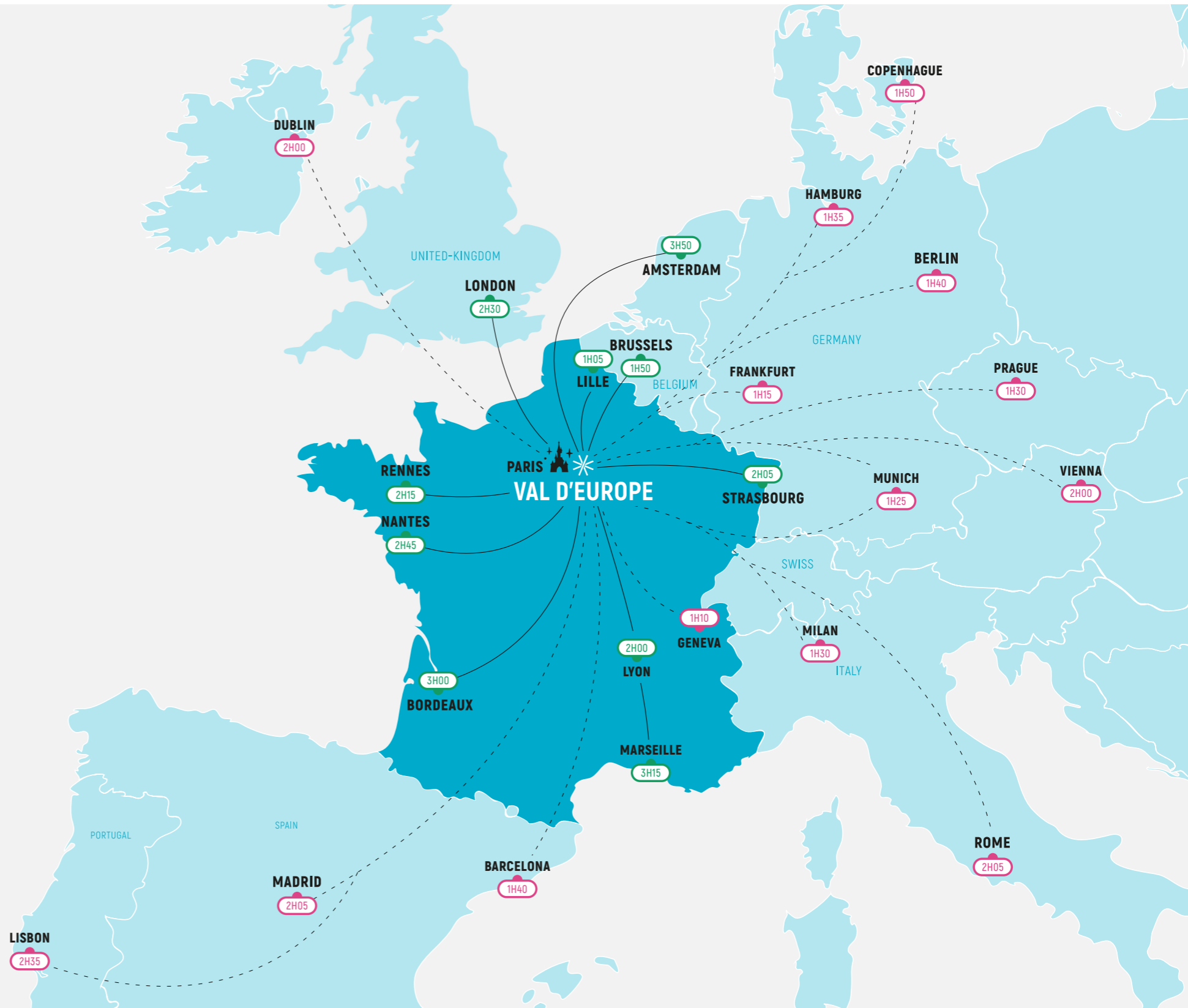
EXCEPTIONAL TRANSPORT CONNECTIONS

Val d'Europe

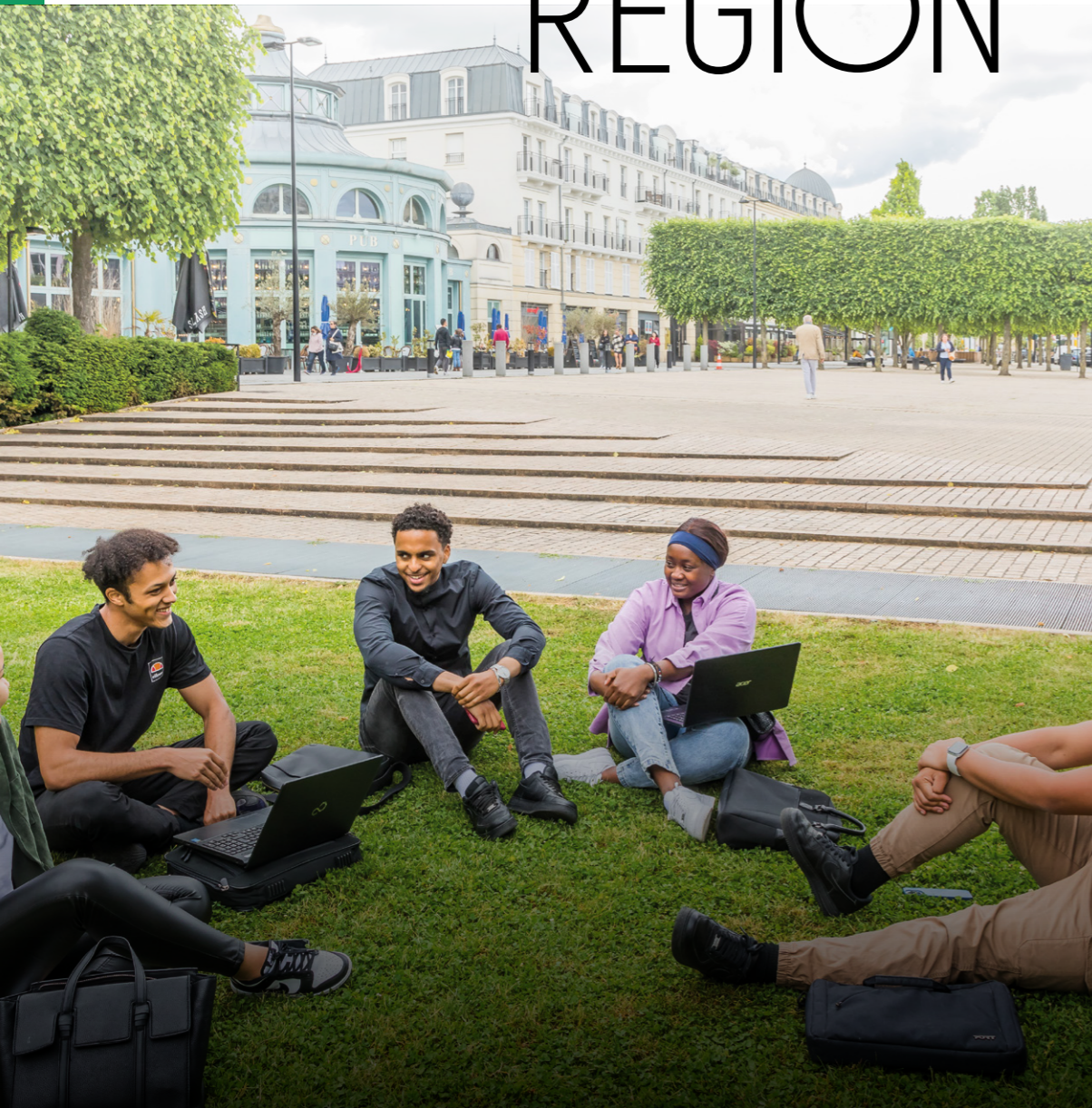
Only 10' from Roissy CDG Airport
And 30' from central Paris



2 RER stations
Paris Nation RER station in 30 minutes



A WELCOMING REGION



A welcoming and inclusive region reconciling work and personal life.

Exciting developments in Val d'Europe!

- * **Training:** Deloitte University EMEA,
- * **Higher Education:** Groupe Alternance, Ynov Campus to open in 2024,
- * **Healthcare:** Medic Global is opening its first multidisciplinary healthcare center,
- * **Tourism:** Expansion of Walt Disney Studios® Park and Center Parcs Villages Nature® and opening of 1,100 additional hotel rooms,
- * **Leisure:** New indoor leisure concept for families at the heart of the town center (fitness, trampoline park, indoor kids park, virtual reality experiences, indoor go karting).

Fostering synergies and collective intelligence

Val d'Europe's economic momentum is nurtured by drawing together key economic players. This synergy is facilitated by several business clubs and networks, assisting seamless integration into the local economic landscape.

1 job
per active worker

34%

of the active population live and work in Val d'Europe

+ 80 nationalities

Attracting and cultivating Talent

Our goal is to maintain a harmonious balance between economic growth and residential development:

- prioritizing a broad range of employment opportunities
- fulfilling future expectations is the very essence of Val d'Europe.

Gateway to the world

As a cosmopolitan region with a distinct international character, Val d'Europe comprises more than 80 nationalities and houses many European and international companies, including Sumitomo, Multivac, and Bardusch.

A crucible for innovation Shaping the Future

Continuous innovation is the driving force to confidently project into the future. That is why we place great store in supporting start-up companies in the region as well as fostering the development of future occupations.

- * **The Village by CA:** a start-up accelerator by Crédit Agricole, dedicated to urban sustainability and tourism.
- * **Business incubator:** a comprehensive ecosystem of 30 innovative start-ups, providing a broad range of shared services, offices, and workshops from 10 to 100 sqm.



35th Anniversary Celebration of Val d'Europe

QUALITY LIFESTYLE

1-



The once small villages of Val d'Europe have evolved into an appealing and vibrant area primarily due to the successful implementation of human-scale development. This approach combines environmental protection, heritage preservation and high-quality urban lifestyle.

The 15-minute city

At Val d'Europe, you can work and live in a village-style environment, surrounded by nature and rich in local infrastructure: public facilities, schools, services, shops, golf course and a wide range of sports activities.

Human-Scale development

The economic and urban development of Val d'Europe has consistently been conceived to preserve the well-being of its residents.

Nurturing Future Talents

Val d'Europe offers families and students a wide range of schools, higher education institutions and training opportunities, welcoming both local and international communities:

- ✧ **From kindergarten to primary school:** public and private educational institutions, including a bilingual school,
- ✧ **For higher education:** institutions hosting over 2,000 students and fostering numerous public-private partnerships (apprenticeship programs, student employment, internships), providing more than 100 courses.

2-



Infrastructures for all

Sport and culture

- 150 sport associations
- 50 cultural associations
- 17 cinemas
- 4 theatres
- 15 gymnasiums
- 1 aquatic center
- 1 27-hole golf course

Education

- 25 schools from kindergarten to high school, some bilingual
- 1 university
- 4 higher education institutions.

3-



Young couples, families, professionals, employees, telecommuters, mobile workers and students ...Val d'Europe provides an environment that fulfils the aspirations of all those who wish to combine a quality lifestyle with proximity to Paris and major European capitals.

4-



QUALITY LIFESTYLE



Human-Scale development

The economic and urban development of Val d'Europe has consistently been conceived to preserve the well-being of its residents.

Nurturing Future Talents

Val d'Europe offers families and students a wide range of schools, higher education institutions and training opportunities, welcoming both local and international communities:

- * **From kindergarten to primary school:** public and private educational institutions, including a bilingual school,
- * **For higher education:** institutions hosting over 2,000 students and fostering numerous public-private partnerships (apprenticeship programs, student employment, internships), providing more than 100 courses.

The once small villages of Val d'Europe have evolved into an appealing and vibrant area primarily due to the successful implementation of human-scale development. This approach combines environmental protection, heritage preservation and high-quality urban lifestyle.

The 15-minute city

At Val d'Europe, you can work and live in a village-style environment, surrounded by nature and rich in local infrastructure: public facilities, schools, services, shops, golf course and a wide range of sports activities.

AN INTERNATIONALLY RENOWNED TOURIST DESTINATION



5 -

Disneyland® Paris

N°1 EUROPEAN TOURIST DESTINATION

+2 billion euros in investments



6 -

30 hotels and tourist residences

2ND LARGEST HOTEL HUB IN FRANCE

+12,000 rooms
2023 record year for hotel attendance

La Vallée Village

MORE THAN 7 MILLION INTERNATIONAL VISITORS PER YEAR



8 -



7 -

Conventions and conferences

+1,000 EVENTS ORGANIZED PER YEAR

Center Parcs Villages Nature®

1ST ECO-RESORT IN EUROPE DESIGNED ON A GEOTHERMAL WELL



9 -

- 1 - Val d'Europe town center
- 2 - Preserved historic village
- 3 - Golf Paris Val d'Europe
- 4 - Val d'Europe Aquatic center
- 5 - Disneyland® Paris
- 6 - Radisson Blu Hotel
- 7 - Disneyland® Paris Convention Center
- 8 - La Vallée Village
- 9 - Center Parcs Villages Nature®



9 REASONS TO INVEST IN VAL D'EUROPE



FRANCE'S LEADING ECONOMIC HUB

+1 million businesses located in the Ile-de-France region and cosmopolitan



AN OPEN AND COSMOPOLITAN REGION

+ 80 nationalities



5 BUSINESS ESTABLISHMENTS

per week



A FERTILE AREA FOR FUTURE PROJECTS

10 major projects planned



ASPIRATIONAL AND INSPIRATIONAL REGION

21 hectares of land available in 2023, 600,000 sqm of business premises overall development



STRONG COMMITMENT TO ECOLOGICAL TRANSITION

More than 30,000 tons of CO₂ saved per year



SUSTAINABLE SUCCESS OF EASTERN PARIS

15 billions euros invested since 1987 (public and private)



A GREAT PLACE TO LIVE

83% of residents highly recommend living in Val d'Europe



N°1 TGV HUB IN FRANCE

and 10 minutes from Paris-CDG airport, less than 3 hours from major French and European cities

Contact us : valdeurope-attractivite.fr

