



COMMUNIQUÉ

AUGUST DEBOUZY ASSISTED INGKA CENTRES WITH THE ACQUISITION OF THE ITALIE 2 SHOPPING CENTER, ITS HIGH-STREET EXTENSION ITALIK AND THE APOLLO OFFICE COMPLEX



August Debouzy | 04/04/23 | Vincent Brenot Julien Wagmann Renaud Christol Catherine Mintégui Alix Kianpour Jérôme Therond Hélène Billery Guillaume Potin Elsa Jospé Coralie Foucault Nathalie Lengaigne Alexandre Dumortier Guillaume Aubatier Marc-Antoine Picquier Dorian Scemama Malvina Dahan

August Debouzy advised Ingka Centres on the acquisition (i) from Hammerson and Axa, of the Italie 2 shopping center located Place d'Italie in the 13th district of Paris, (ii) from Hammerson, of Italik, the high-street extension of the Italie 2 shopping center, and (iii) from Axa, of the Apollo office complex neighbouring the Italie 2 shopping center.

The Italie 2 shopping center and its extension Italik are made up of about 170 stores dedicated to retail sale, leisure, and catering. It is one of the most important shopping centers in the Ile-de-France region.

The Apollo office complex provides approximately 17,800 square meters of office space and is currently undergoing an ambitious restructuring programme.

These three complex transactions were structured as a share deal (regarding the acquisition of Italie 2 and Apollo) and as an asset deal (regarding the acquisition of Italik).

A multidisciplinary team led by Guillaume Aubatier, partner, advised Ingka Centres on all legal, corporate, and contractual aspects of these three transactions.

The August Debouzy team was composed of:

- Guillaume Aubatier, partner, Dorian Scemama, counsel, Malvina Dahan, senior associate, Catherine Mintégui, senior associate, Alix Kianpour, associate, Emma Goncalves and Don Dick Bertrand, on the corporate real estate and real estate aspects, and on the implementation of the liability guarantee insurance;
- Jérôme Théron, counsel, and Lucile Schaning, on the implementation of the acquisition structures;
- Vincent Brenot, partner, Hélène Billery, counsel, and Guillaume Potin, senior associate, on the urban planning and environmental law and on regulatory aspects;
- Julien Wagmann, partner, Elsa Jospé, counsel, and Coralie Foucault, senior associate, on the corporate audit aspects;
- Nathalie Lengaigne, counsel, and Alexandre Dumortier, senior associate, on the labour law aspects;
- Renaud Christol, partner, and Marc-Antoine Picquier, associate, on the antitrust aspects.

Ingka Centres was also advised by EY, a law firm, on the tax aspects and by the acte 2 notary office on the notarial aspects. Howden assisted the company as a broker with the implementation of the liability guarantee insurance.

Hammerson was advised by Gide on the legal aspects and Wargny Katz on the notarial aspects. Axa was advised by De Pardieu Brocas Mafféi on the legal and tax aspects and by Chevreux on the notarial aspects.
