



A project to enlarge the Marzy retail hub

Marzy, May 5, 2009- Klépierre and its subsidiary Ségécé, respectively the owner and the manager of the Carrefour Marzy shopping center mall, are developing a **RETAIL PARK** with **sales floor area of 13 500 sq.m.**, to be located in the parking lot of the existing hub.

Enhance a powerful retail hub

At the Southwest entrance of the town of Nevers (RD40), the current retail facility, which is the leader for its catchment area, includes a Carrefour hypermarket covering around 11 000 sq.m. of sales area and a retail mall with around 40 shops. Décathlon and Darty are the two main retail anchors. Overlooking the 950-slot parking lot, it already features several powerful mid-sized units (Kiabi, La Halle, Courir and Mc Donald's).

This project, which will receive an environmental certification (BREEAM or HQE®), is composed of **3 main buildings and 600 new parking slots** in a land parcel covering more than 42 000 sq.m. The design concept seeks to achieve harmony with the immediate environment, consistent with the sustainable development guidelines adopted by the Klépierre group.

The retail program, featuring 13 500 sq.m. of sales area, will include mid-sized units and shops specializing in the following segments: personal products, home furnishings, leisure and recreation, and restaurants (drive-in and traditional). Several large and new retailers with nationwide reach, which were not previously present in the area, will be added to enhance the appeal of this pivotal site within the *département* and beyond.

Improve access, harmonize traffic flow

A new two-way access will provide a direct link between RD40 and the future retail park, which will also be irrigated by the current round-about that feeds into the Carrefour shopping center.

Architecturally, the project is being handled by the M+R firm. It includes plans for buildings with wide retail façades that open out onto the landscaped parking lot and offer walkways covered by extensive breezeways. The main walkway, lined with shrubs, will serve as the link between the various buildings, including the existing shopping center. Game areas for children and rest areas will be installed near the food courts.

The lease-up phase for this site, which is **scheduled to open in the 3rd quarter of 2011**, is being handled by Ségémurs, the Ségécé branch that specializes in the management and lease-up of retail parks throughout France.

Contacts: Ségémurs Leasing Office - Olivier BELLUC - +33 1 40 67 57 55 /
olivier.belluc@segemurs.fr or Alice Roudaut - +33 1 40 67 52 86 /
alice.roudaut@segemurs.fr

About:

Klépierre is a listed real estate investment company and owns real estate assets valued at 14.8 billion euros on December 31, 2008. Its portfolio is 88.5% composed of shopping center properties (276 shopping centers located in 13 different countries), while 4.3% of its real estate assets are retail properties owned via Klémurs, and 7.2% are office properties.

Positioned on the most resistant of the commercial real estate segments, Klépierre is present in 13 countries in continental Europe with the acquisition last October of Steen & Strøm, the number one Scandinavian shopping center owner.

Klépierre is pursuing a development pipeline of approximately 800 million euros focused on engaged operations. Furthermore, Klépierre has decided to dispose of one billion euros worth of holdings between 2009 and mid-2010; the targeted assets are office buildings and shopping centers.

The parent company of Ségécé, Klépierre's biggest shareholder is BNP Paribas, which has a 52.0% equity interest. While Ségécé designs, leases up and manages shopping center properties, Klépierre is positioned as a long-term investor. Combining these strengths, these two players are key partners to cities and retailers as they work toward the lasting success of their commercial projects.

For more information, go to: www.klepierre.com

Ségécé maintains control over all of the interventions contributing to the creation and value enhancement of retail facilities: surveys, design, development, lease-up, rental and asset management, shopping center management, etc. Today, it is one of the top managers of shopping centers in Europe, with nearly 322 facilities under management; it develops downtown shopping centers, retail parks, new projects in greater urban areas as well as extension-restructuring projects on the existing portfolio.

- **Rethinking city retail centers**

It creates customized retail complexes integrated into the urban fabric, which complement the existing retail mix and which it manages on a long-term basis. The company has become a specialist of complex operations of this kind. Since 2000, it has opened downtown shopping centers in the cities of Annecy, Boulogne-Billancourt, Poitiers, Valenciennes and Angoulême. Ségécé is developing projects in France (Aubervilliers, Besançon, Gare Saint-Lazare in Paris, Vannes), in Hungary (Budapest), etc.

- **Reinventing existing retail facilities**

The teams at Ségécé know how to invent customized solutions for aging sites or sites whose retail mix no longer meets consumer needs. Transforming the configuration of a site, designing a global architectural project, renovating and attracting retail anchors to create a new destination for consumers – these are the aims of such projects. In 2008, the extensions of the Beaulieu center in Nantes, the Romanette space in Laon, the Villejuif 7 shopping center, the Jaude in Clermont-Ferrand and Saint-Orens, near Toulouse.

For more information, go to: www.segece.com

Media Contacts

HDL Communication

Camille Delomez

+33 (0)1 58 65 20 18

cdelomez@hdlcom.com

Violaine Danet

+33 (0)1 58 65 00 77

vdanet@hdlcom.com