



## **ODYSSEUM: KLEPIERRE INAUGURATES A NEW SHOPPING CENTER DRAW IN MONTPELLIER**

The fruit of two decades of collaboration between the co-investors - Klépierre (50%) and Icade (50%) – and local authorities, the new Odysseum shopping center was officially inaugurated today.

Odysseum is part of a vast program to develop the new district of Port Marianne, located in the southeast section of Montpellier, combining leisure activities with retail spaces spread over more than 140 000 sq.m. Perfectly integrated into the city, the new complex is located in the heart of a catchment area comprised of 700 000 local residents and undergoing sustained development. It also captures the 600 000 or so tourists who are attracted each year to Montpellier and its surrounding area, and offers ideal access via all types of transportation (freeways, a dedicated tramway stop, located in the heart of the shopping mall, that links to the downtown area, buses).

The regional shopping center, which covers around 50 000 sq.m. GLA<sup>1</sup> spread over two levels, has 96 shops and a Géant Casino hypermarket, and offers parking for more than 2 000 vehicles. Fully leased up, the center has attracted a number of retailers capable of addressing the most recent consumer trends: clothing retailers include H&M and Zara, as well as Desigual (opening its 5<sup>th</sup> outlet in France), Stradivarius and Pull&Bear (Inditex Group) which did not have a regional presence before. Other retailers in the mix include La Grande Récré (games and toys), Darty (household goods) and Sauramps (culture).

The center also gets a boost from the immediate proximity of Ikea and Decathlon outlets, as well as a regional recreation and leisure magnet (cinemas, skating rink, aquarium, planetarium, bowling lanes, go-karts, restaurants).

Proximity, easy access, a rich retail mix: these are not only investment criteria, they are also the drivers of success for this type of development, and are the common denominator of Klépierre's major projects, such as Aubervilliers and Saint-Lazare train station.

The Odysseum shopping center represents an investment of 95.3 million euros for Klépierre, and is expected to provide around 5.8 million euros in net rents full year.

<sup>1</sup> GLA: Gross Leasable Area (sales area + storage)

<b>Next releases:</b>	<b>3Q 2009 revenues</b>	<b>October 27, 2009</b>
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