

– Press release –



Le Millénaire, 66% of the space in this unique shopping center at the gates of Paris has already been reserved.

Aubervilliers, 3 June 2010. **Icade** and the **Klépierre Ségécé** group, the investors and developers of Le Millénaire regional shopping center in Aubervilliers, report today on the project's progress.

Just a few metres from Porte d'Aubervilliers in the heart of a **densely populated attractions area with nearly 1 million inhabitants**, this waterside space will contain 130 shops, 56,000 m² GLA* of leisure facilities and services, 12,000 m² of green spaces and 20,000 m² of net office space. The partners have each invested 50% of **approximately 400 million euros**. **The shopping centre will open to the public in April 2011.**

A business opportunity for retailers at the gates of Paris

66% of the space in Le Millénaire shopping centre **has already been reserved.**

Carrefour, which signed its lease last July, will bring to Le Millénaire a tailor-made hypermarket concept focused on its core business. Its departments will be more ergonomically designed. A huge choice of food products, and new services such as snacking, music downloading facilities and touch-screens delivering cookery recipes will be set up for the greater convenience of customers. Its mainly food-focused offer will include top-quality fresh food departments (butcher's shop, delicatessen, bakery, etc.) and a wide variety of self-service groceries and fresh products.

C&A, H&M and **Toys "R" Us** will be among the medium-sized units included in Le Millénaire. The negotiations now at an advanced stage with **Boulangier** and **FNAC** should be successfully completed very shortly.

We can now announce that the following **shops** will be among those included. Many additional leases are at present being negotiated.

Personal goods
Armand Thiery Homme et Femme
Beryl

Others
Afflelou
Agatha

Camaïeu
Celio
Celio Club
Christine Laure
Decimas
Desigual
Du Pareil au Même
Footlocker
Jacqueline Riu
Jennyfer
Jules
Levi's
Morgan
Naf Naf
Pimkie
Polinesia
Promod
San Marina
WE Store

Claro
Hema
Histoire d'Or
Jeff de Bruges
Maty
Mister Minit
Sephora
Swarovski

Le Millénaire is an excellent opportunity for the establishment of brands not yet present in Paris or in France. **Displaying completely new concepts** - French creations or foreign brands - to future visitors will also be one of this site's strong points. Thus, the Spanish brands Gruposport, **Decimas** (big-brand own-brand textiles, sports shoes and accessories) and **Polinesia** (mixed designer sportswear for the young and the fashion-addicts) have chosen Le Millénaire to make their entry on the French market.

The shopping center will also fulfill the restaurant requirements particularly of the people of Aubervilliers and the tertiary sector workers who will be able to enjoy the especially pleasant atmosphere of Le Millénaire and choose from among **six restaurants** for lunch or an evening meal. The waterside terraces and extensive green spaces will be **an ideal weekend spot for the residents of northern Paris**.

A unique and remarkably well-situated place

The architect and town-planner **Antoine Grumbach** has designed a miniature city, which is both a **shopping district and a living space**. He recounts the history of a district, mixing past, present and future and thus creating a complex of buildings with varied architectural styles. Some are a modern reference to the brick docks and warehouses of the past, while others are more up to date, suggesting the loft spirit. Bordered by the Saint-Denis canal and the pool of the former General Stores of Paris, this urban site, surrounded by green spaces and open to the city, will become a place of relaxation and leisure for the people of northern Paris. With its friendly, human-scale design, Le Millénaire will welcome both local families and employees from the nearby office buildings. Terraces, gardens, lanes and covered ways are arranged around two big squares and will entice visitors to a different and peaceful walk.

The Plaine Commune territory on which Le Millénaire is built is one of the most dynamic areas in terms of urban development and public and private investment. The shopping center catchment area also includes a large service sector working population. After La Défense, Plaine Commune is the second biggest center for the tertiary sector at the gates of Paris with 125,000 jobs. Between now and

2020, that population could more than double due to the expected activity and office development schemes.

Immediately accessible from the Paris Périphérique (ring road), Le Millénaire will be served from the outset by the 239 and 65 bus routes, the electric river shuttle from the Corentin-Cariou metro station and a Vélib station [public bicycle hire programme]. Public transport is developing in this fast-evolving urban space. In the medium term, the centre will see the extension of the number 12 metro line and the T3 tram line and, in the longer term, the RER E (suburban trains) and the Paris – La Plaine Stade de France tram line.

An exceptional construction site

Work on the biggest shopping center now under construction in France began in the summer of 2008 and will be completed in April 2011. Undertaken by Bouygues Bâtiment Ile-de-France, this site is being developed on an area of 6.2 hectares, the equivalent of eight football pitches. To date, it has employed nearly 80 companies of all kinds, and particularly 500 labourers and 100 managers. It needed eight cranes and used 5,000 tons of steel and 50,000 m³ of concrete. Le Millénaire is one of the pilot projects of the Certivéa High Quality Environmental retail certificate created in December 2008 and its site is also distinguished by its exemplary performance in that sphere.

A totally sustainable development project

Le Millénaire will be the first shopping center of its size to receive the **HQE®** and **BREEAM certificates** as soon as it opens. Icade and Klépierre Ségécé have been pro-actively involved for many years and hope to make Le Millénaire an exemplary pilot construction project in terms of sustainable development.

This also induces and promotes an eco-responsible attitude to the retailers which lease its space. An **environmental appendix** encouraging them to share in improving the energy performance of the buildings has therefore been attached to all Le Millénaire's leases as from July 2009, the date when the first lease was signed with Carrefour. This appendix offers various ways of making progress in the consumption of energy and water, air quality and the use of ecological materials and products for internal layout and maintenance, waste recycling and even the acquisition of labels and certificates.

Le Millénaire, in brief:

- *at the gates of Paris, 200 meters from the ring road*
- *a catchment area with more than a million inhabitants*
- *a place for a waterside stroll among 12,000 m² of green spaces*
- *56,000 m² of shops, services and leisure facilities:*
 - o *1 medium-sized food store with a sales area of 4,100 m²: Carrefour*
 - o *130 medium-sized units, shops and restaurants*
 - o *1 culture-leisure concept dedicated to television: TV Cité*
- *the equivalent of 1,735 full-time jobs*
- *More than 2,800 parking spaces*
- *20,000 m² of net office space*

* GLA (Gross Leasable Area): Total sales area (including the hypermarket) + storage

About

Klépierre, a listed real estate investment company, held assets of €14.7 billion at December 31, 2009. They comprise shopping centers (90.5%), including **274 centers held in 13 countries across continental Europe**, commercial premises via Klémurs (4.2%) and office buildings (5.3%).

Klépierre is a long-term investor that specializes in designing, managing and optimizing its real estate assets through its subsidiaries **Ségécé** and **Steen & Strøm**, Scandinavia's leading shopping center company, acquired in October 2008. Combining these players into a single group has made it an indispensable partner for municipalities and retail chains in achieving the long term success of commercial developments. Klépierre has BNP Paribas as its majority shareholder, with a 51% stake.

To find out more: www.klepierre.com www.segece.com

Icade is a listed property company and a subsidiary of Caisse des Dépôts which operates in real estate, development and associated services in the office, business park, shopping centre, public facility, health and housing sectors. Its mastery of those various businesses enables Icade to supply solutions to suit the needs of its clients and to play a full part in resolving the current problems of the property business. In 2009, Icade's consolidated turnover was 1,506 million euros with a current net cash flow of 184 million euros. At 31st December 2009, the net re-assessed liquidation value of its assets was 4,130 million euros, or 84.5 euros per share.

To find out more visit: www.icable.fr

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