

- For immediate release -



Leasing is speeding up for Saint-Lazare train station

Paris, October 6, 2010 – **The Klépierre Ségécé Group has signed the first tenant lease agreements for the future shopping mall being built in Gare Saint-Lazare, with retailers that include Carrefour City, Virgin and Monop’, notably. To date, one-third of the available leasable area has been reserved or leased-up.**

Investor, developer and manager of commercial office and retail space, Klépierre Ségécé is the artisan of this new retail space in the heart of Paris and the Gare Saint-Lazare train station, which will open its doors **in early 2012**. Winner of the competition that was launched by SNCF with retail real estate specialists in 1996, the Group is investing close to **140 million euros in this project**. In July 2008, it signed a temporary occupation permit with SNCF for a term of 40 years that makes its operation of the retail space official. Operation includes both property and rental management and lease-up of the space.

An exceptional retail space in the heart of Paris

Part of the broader metamorphosis of the oldest train station in Paris launched by SNCF in 2003, the retail project spans **10 000 square meters of GLA*** and will include **3 mid-sized units, 80 shops, services and food vendors** spread over 3 levels (the subway, street and train platform levels). It also includes an **underground parking garage with 250 slots**.

DGLa and SNCF-DAAB are the architects on the complete Cœur de Gare renovation project, and Spie SCGPM, a subsidiary of the Spie Batignolles group, is doing the construction work on this unusual space.

Modern, comfortable, functional and open to the city, the new Gare Saint-Lazare station will be more transparent and offer users more fluid circulation thanks to **new vertical liaisons**: four vast stair cavities will house 20 escalators (compared with 8 before) and also bring **natural light** all the way to the Parisian *métro* level.

The entryway to one of Europe’s major retail neighborhoods, Gare Saint-Lazare is also a major transportation hub (train, bus, subway, regional rail system). Europe’s second largest train station, it hosts **450 000 travelers and commuters** and **1.2 million visitors** daily. Office workers, local residents and those who frequent the neighboring stores will also figure among the future patrons of the mall.

Tailor made concepts

The concept of installing retail spaces inside train and other stations corresponds perfectly to new consumer patterns and trend: individual shoppers want access to a range of different kinds of shopping venues as they seek to manage their time optimally. A friendly, local and convenient space, the Gare Saint-Lazare retail facility will make life easier for commuters, travelers and visitors, providing them with additional comfort and services.

*GLA (Gross Leasable Area): sales space + storage

The retail tenants of Gare Saint-Lazare will address the needs of their diverse customer base: food and snacks, convenient business hours, both daily staples and traditional shopping fare. The platform level will feature a Monop' outlet and a number of convenience shops; the street and subway levels will focus the retail shopping range on personal products and equipment, including health and beauty. Whether commuters and visitors want to save or spend time, the retail mix at Saint-Lazare will provide the best response to their needs.

The quality of the site lends itself to the constitution of a qualitative and original mix that will blend convenience retailers, known concepts that have been specially remodeled for Gare Saint-Lazare and novelties, which will be given an excellent opportunity to gain a toehold in the heart of Paris.

Launched in 2009, **Carrefour City** (547 sq.m. GLA*, or 450 sq.m. of sales area) is one of the Carrefour group's convenience brands. Compact, it is designed for the nomadic, city-dwelling consumer. Pleasant, fluid and energetic, Carrefour City will be the anchor of the subway level, which will feature 27 stores and one mid-sized clothing retailer.

Specifically tailored to active city dwellers, **Monop'** (380 sq.m. GLA*, or 290 sq.m. of sales area, on the platform level) currently operates 45 locations in France. Its 5,600 product references run the gamut from daily necessities to discretionary purchases, including fresh produce and food, traditional and fine grocery items, and basic beauty, health, stationery and home maintenance products. The Saint-Lazare store plans to offer express shopping assistance with an offering of a basket of daily fresh food choices and deli items for reheating at home.

Virgin will open a store covering 965 sq.m. GLA (850 sq.m. of sales area) on the street level. The British retailer has successfully operated retail stores in zones of transit and currently has 6 points of sale located in stations or airports across France. The Saint-Lazare store will offer a full range of Leisure/Culture products: music, books, games, stationery, spinoff products and the latest trends.

*GLA (Gross Leasable Area): sales area + storage

About

Klépierre Ségécé

Klépierre, a listed real estate investment company (SIIC), owns property valued at 15.1 billion euros (as of June 30, 2010). In all, 90.9% of its real estate assets are shopping center properties (**272 centers located in 13 continental European countries**), 4.1% are retail properties owed via Klémurs, and 5.0% are office properties.

Klépierre's largest shareholder is BNP Paribas, which owns a 50.9% interest. A long-term investor in property, Klépierre masters the design, management and enhancement of its holdings via its subsidiaries **Ségécé and Steen & Strøm**. The latter is Scandinavia's number one shopping center real estate company. The combination of these players within a single group makes the latter a key partner for cities and retailers that seek to bring sustainably successful retail projects to life.

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

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APPENDIX: Outlook for the new retail space at Gare Saint-Lazare

