

- For immediate release -



**Grand Portet (Toulouse):
shopping center extension and renovation**

**Chalezeule (Besançon):
extension and creation of a retail park**

**Claira (Perpignan):
extension, renovation and creation of a retail park**

Paris, November 19, 2010 – **The Klépierre Ségécé Group and Carrefour Property are jointly developing several projects aimed at enhancing their French shopping center property assets, notably at Grand Portet (Toulouse), Chalezeule (Besançon) and Claira (Perpignan).**

Extension and renovation of Grand Portet: reinforcing a regional shopping center

A historical retail hub in the Greater Toulouse Area that opened in 1972, the Grand Portet shopping center currently welcomes 8 million visitors a year and features a mall that covers 24 500 sq.m. GLA*. Owned by Klépierre since 2001, it juxtaposes a Carrefour hypermarket with a sales area of 18 000 sq.m.

Klépierre plans to launch a vast **program of renovation and extension for the mall in the near future, adding 8 112 sq. m. GLA and tentatively scheduled for delivery in the first quarter of 2014.** This extension will make room for 28 small stores, 2 mid-sized units and 3 restaurants.

In parallel, **Carrefour Property, with the support of the Market Value design agency, is creating Le Patio: 5 900 sq.m. GLA** of retail floor area in the space that will be freed up when the floor area of the existing hypermarket is reduced. Le Patio's strong design theme, inspired by the Occitan patio, will feature a mall-loft bathed in natural lighting and aligned with the principles of eco-design. A total of **10 new small stores and one mid-sized retail unit covering 3 300 sq.m. and dedicated to culture** will be installed in this space starting in mid-2011.

As a result of the addition of Le Patio, the Grand Portet mall will carry **a total of 160 retailers spread over 37 300 sq.m. GLA.**

The Toulouse-based architects Cardete & Huet were selected to implement the design of the third mall, built at façade level of the existing building, as well as revisit access points and foot traffic flow and create a totally new façade, both modern and warm. This ambitious project should allow Grand Portet, with an expanded and modernized retail mix and optimized entry points, to reinforce its historical leadership position in this very dynamic catchment area.



Extension of the shopping center



Le Patio – Grand Portet

Bois de Chalezeule (Besançon)

In connection with a major urban planning project, the Klépierre Ségécé Group will build a **retail park covering 24 000 sq.m. and deliverable around 2014** on the Bois de Chalezeule site. The project has been entrusted to the Chapman Taylor architectural firm. The retail park will be expanded to **34 000 sq.m. GLA in 2019**.

At the same time, Carrefour Property, with the Schrepfer firm of architects, will create **an extension of 10 000 sq.m. GLA** for the mall that is adjoined to the hypermarket (10 000 sq.m.), scheduled to **open in 2014**. An additional **4 000 sq.m. GLA** will be created **around 2019**.

Ultimately, the facility will offer **70 stores and parking for 1 363 vehicles.**



The Chalezeule retail hub, located in a catchment area with 255 000 inhabitants, will be the only facility in the Besançon area that is accessible via light rail.

Claira (Perpignan)



Opened in 1983 and renovated in 1997, the Claira shopping center is currently composed of a 10 000 sq.m. Carrefour hypermarket and 30 small stores in a mall measuring 3 340 sq.m. GLA.

The center, located in the heart of a catchment area with 230 000 inhabitants, will be **entirely renovated and expanded between now and September 2012, bringing its total floor area to 8 191 sq.m. GLA.** A total of 40 new small stores will be added to the retail mix.

The new facility will get a boost from its anchor, the Carrefour hypermarket, which draws 1.6 million visitors each year.

Carrefour Property is creating a 22 000 sq.m. retail park next to the site, expected for delivery in 2012, with the first phase (9 625 sq.m.) scheduled for completion in 2011.

The architectural firm DGLa has been selected for the global project.

These projects are part of a broad and ambitious renovation of the entire area, which also includes housing, enhanced road access and the addition of new public facilities.

Several other projects are committed involving malls that adjoin Carrefour hypermarkets in France, including the shopping centers Claye-Souilly (Seine-et-Marne) and Rives d'Arcins (Bègles, Bordeaux) – SEE NOTES.

The diversity of these projects reflects the ambition of the two operators in retail real estate development and management, as well as their capacity to work as partners to create retail facilities whose enhanced appeal benefits clients, retailers and local communities alike.

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

About:

Klépierre Ségécé

*Klépierre, a listed real estate investment company (SIIC), held assets valued at 15.1 billion euros on June 30, 2010. Its shopping center assets comprise 90.9% of its holdings (it owns **272 shopping centers in 13 continental European countries**). It also owns retail properties (4.1%) via Klémurs and office properties in Paris (5.0%). Klépierre's majority shareholder is BNP Paribas (50.9%). A long-term investor, Klépierre specializes in designing, managing and enhancing the value of its real estate assets via its subsidiaries **Ségécé** and **Steen & Strøm**, Scandinavia's number one owner and manager of shopping centers. The combination of these specialists within a single group has made the latter the partner of choice for cities and retailers seeking the lasting success of their commercial projects.*

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

Carrefour Property

*The commercial real estate arm of the Carrefour Group, Carrefour Property develops, enhances and manages the commercial property of the Group in France, Italy, Spain, Poland and Rumania, covering more than **4 million square meters and more than 1 000 sites**, with real estate assets valued at 11 billion euros.*

Daily, Carrefour Property supports the Carrefour Group in the deployment of an innovative and complementary array of retail stores: hypermarkets, supermarkets, maxi discount stores, convenience stores and cash and carry outlets.

Carrefour Property leverages the strength of its concepts and the Carrefour name to create new and attractive retail hubs – malls, shopping centers and retail parks.

Carrefour Property is an investor, a developer and a manager.

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

Media contacts:

Klépierre Ségécé HDL Communication

Camille Delomez
01 58 65 20 18
cdelomez@hdlcom.com

Violaine Danet
01 58 65 00 77
vdanet@hdlcom.com

Carrefour Property Côté Jardat Agency

Valérie Jardat
01 41 05 94 10
valerie.jardat@cote-jardat.fr

NOTES

A SELECTION OF EXTENSIONS PLANNED OR UNDERWAY

Claye-Souilly (Seine-et-Marne)



The Klépierre Ségécé Group last month launched the renovation of the Claye-Souilly regional shopping center: an **extension of 13 000 sq.m. GLA* that will feature around 40 new retailers in the fall of 2012.**

Opened in 1972, the Claye-Souilly shopping center currently offers its 9 million visitors a year a range of nearly 80 retailers and one of France's most powerful Carrefour hypermarkets. The renovation and extension project will totally transform the shopping center.

Architects: CVZ – Design: W&Cie

Rives d'Arcins, Bègles (Bordeaux)



The opening of the Les Arches de l'Estey retail park in June 2010 marked the first step in a larger program to reconfigure and extend the Rives d'Arcins shopping center, in connection with an ambitious urban planning project.

After the demolition of spaces freed up by retailers transferred to the retail park, Klépierre planned to complete the **extension of the shopping center, adding 12 500 sq.m. GLA* for 8 mid-sized retail units and some forty small stores.** Accordingly, by **2013** the retail mix on offer at Rives d'Arcins will be enhanced considerably. With its 130 retailers, the revamped shopping center will strengthen its image as a unique retail and recreational destination on the banks of the Garonne.

Architect: CVZ – Landscaper: Jean-Noël Tournier