

- For immediate release -



## **Le Millénaire confirms its vocation as a major tertiary and retail hub at the gates of Paris.**

*Paris – December 21, 2010* – Icade and Klépierre, 50/50 partners, have confirmed significant progress in the leasing of Le Millénaire neighborhood.

After the announcement of the leasing of more than 12,000 sq.m. of office space on the site by DIRECCTE (the regional authority in charge of companies, competition, consumer affairs, labour and employment), a unit of the Ile-de-France regional authority, Icade and Klépierre have confirmed that they have to date placed **more than 85% of the space in the Le Millénaire shopping center** which is already a success **5 months before its opening**.

It will feature **the most attractive and dynamic store chains in each retail segment**: Boulanger, Carrefour, C&A, Fnac, H&M, Sephora, Toys'R'Us, Zara, etc.

Its retail mix will be differentiated by the integration of **new concepts, both French and foreign, either utterly new or still rare in France**. Among the latter, we should mention: Best Mountain, ConfoDECO, Culture of color, Décimas, Desigual, Fascination, Guess Accessoires, Harcourt, Hema, a new concept dedicated to the art of hairdressing, Kiko, L'Or et vous, Mötivi, NewYorker, Polinesia, Pandora, etc.

The leasing of the restaurants, an ideal meeting place for both local inhabitants and Parisians alike, is drawing to a close. Located on the waterside besides 12 000 sq.m. of green spaces, the outdoor terraces of the restaurants will be particularly pleasant given their exceptional setting. Visitors will be able to choose between a brasserie with its scaling bench, a family cafeteria, Indian, Japanese and Italian restaurants, and fish and meat restaurants.

**At the gates of Paris, a complex comprising nearly 100,000 sq.m. of useful space will be inaugurated in April 2011 according to the terms and timescales scheduled by the owners, Icade and Klépierre.** A success story, which demonstrate the capacity of these two partners to complete a large-scale programme which represent an investment of more than 400 million euros.

\*\*\*\*\*

**For more information:**

Boulangier (3,900 sq.m. GLA): the home appliances chain will be inaugurating one of its biggest shopping center stores at Le Millénaire

Best Mountain (152 sq.m. GLA): the second Parisian store of the ladies' clothing chain after the concept store in the Champs-Élysées will be opening at Le Millénaire

ConfoDECO (1,094 sq.m. GLA): the new interior design concept of the Conforama group will be opening its 1<sup>st</sup> store in the Paris Region and its 2<sup>nd</sup> store in France at Le Millénaire.

Culture of color (54 sq.m. GLA): this original nail bar concept will open its 1<sup>st</sup> store in a shopping center at Le Millénaire ([www.cultureofcolor.fr](http://www.cultureofcolor.fr))

Chain stores of Spanish Gruposport group: Décimas (top brands and own-brand sports clothing, shoes and accessories) and Polinesia (mixed fashion and youth sportswear) will be making their first appearance in France at Le Millénaire

Fascination (44 sq.m. GLA), a unique concept of products, clothing and accessories manufactured in respecting for the environment and in keeping with fair-trade concepts from recycled materials ([www.fascination-shop.com](http://www.fascination-shop.com))

Guess Accessoires (101 sq.m. GLA): the new concept from Guess will be unveiling its 2<sup>nd</sup> store in France dedicated to its Accessoires line (shoes, glasses, scents, watches, etc.) at Le Millénaire

Harcourt, a mid-range shoe shop which already has some ten stores in France

Hema (602 sq.m. GLA), the Dutch convenience store chain which opened its 1<sup>st</sup> unit in France in 2009 in Créteil Soleil, will be pursuing its growth in France with a 5th store at Le Millénaire

Le Millénaire will also host the 1<sup>st</sup> store (81 sq.m. GLA) of a new and unique concept entirely dedicated to hair care and hair-dressing products.

Kiko (100 sq.m. GLA), which first arrived in France this fall in Klépierre Ségécé shopping centers, is a competitive priced cosmetics and makeup chain of Italy's Percassi group, and will be continuing its development at Le Millénaire.

Mötivi (168 sq.m. GLA), the Italian clothing chain, chose Le Millénaire to relocate itself in France.

The German clothing chain NewYorker (1,092 sq.m. GLA), currently has around ten stores in France and will be opening its 3<sup>rd</sup> unit in the Paris region at Le Millénaire.

Sylvain Krieff has chosen to locate his new chic and qualitative jewellery concept, L'Or et vous (132 sq.m. GLA), at Le Millénaire.

Pandora (60 sq.m. GLA): upscale costume jewellery

**Le Millénaire**

Ideally located just a few meters from Porte d'Aubervilliers, Le Millénaire office and retail development was designed by the architect and planner Antoine Grumbach as a neighbourhood, a section of a town and a place for living. This urban site, bordered by the canal Saint-Denis and the dock of the former Magasins Généraux de Paris, has been subject of particular attention to its environment with a proactive sustainability approach.



- Catchment area: more than one million inhabitants located less than 30 minutes away
- A few meters from the Paris ring road (1 million vehicles per day)
- Served by 2 bus lines, 3 river buses and 1 operational Vélib' bicycle rental station, with the forthcoming extension of line 12 of the Paris metro, the creation of a multimodal hub at Evangile station on the RER E line in 2015 and T8 in 2016/2017
- 56,000 sq.m. GLA of retail space: some 130 boutiques and 7 restaurants
- 17,184 sq.m. of office space
- 2,800 parking spaces
- HQE Commerce and BREEAM certification for the shopping center upon its opening

**Icade** is a listed real-estate company, subsidiary of the Caisse des Dépôts, which carries out business activities in property investment, development and related services in the offices, business parks, shopping centres, public-healthcare amenities and housing sectors. Icade's expertise in its different business lines enables it to provide its clients with tailored solutions and offer a global solution to challenges currently encountered in the real estate sector. In 2009, Icade recorded consolidated turnover of 1,506 million euros and net current cash-flow of 184 million euros. As of June 30 2010, the re-valued liquidation net asset value stood at €4,117 million, i.e. 80.3 euros per share.

For more information: [www.icafe.fr](http://www.icafe.fr)

**Klépierre**, a listed real estate investment company, held assets of €15.1 billion at 30 June 2010. They comprise shopping centers (90.9%), including 272 centers held in 13 countries across continental Europe, commercial premises via Klémurs (4.1%) and office premises (5.0%). Klépierre has BNP Paribas as its majority shareholder, with a 50.9% stake. 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 centre company. 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.

For more information: [www.klepierre.com](http://www.klepierre.com)

## Contacts:

### **Icade**

Nathalie Palladitcheff  
Member of the executive committee,  
responsible for finance, legal matters,  
IT and the property services division  
Tel: +33 (0) 1 41 57 70 12  
[nathalie.palladitcheff@icafe.fr](mailto:nathalie.palladitcheff@icafe.fr)

Nicolas Dutreuil  
Head of Corporate Finance  
Tel: +33 (0) 1 41 57 71 50  
[nicolas.dutreuil@icafe.fr](mailto:nicolas.dutreuil@icafe.fr)

### **Klépierre Ségécé**

*HDL Communication*  
Camille Delomez  
[cdelomez@hdlcom.com](mailto:cdelomez@hdlcom.com)  
Tel: +33 (0) 1 58 65 20 18

Violaine Danet  
[vdanet@hdlcom.com](mailto:vdanet@hdlcom.com)  
Tel: + 33 (0) 1 58 65 00 77