

- For immediate release -



Carrefour Clairia shopping center: the foundations of the extension-renovation of the shopping center and new retail park have been set down

Clairia, France – January 7, 2011 – Klépierre Ségécé and Carrefour Property today laid the foundations of the extension-renovation of the Carrefour Clairia shopping mall and the new retail park that juxtaposes it. Located to the north of Perpignan, in the heart of an area with strong economic development potential, the Clairia shopping center will be entirely transformed between now and 2012. The new retail mix of the mall, which will feature 70 stores thanks to an extension of more than 8 000 sq.m. GLA* developed by Klépierre-Ségécé, completed by a retail park measuring 16 200 m² GLA designed and built by Carrefour Property, will make this facility a dynamic and important regional economic hub.

Conducted in synergy by Carrefour Property and Klépierre Ségécé, this project reflects a joint determination to reinforce the center's appeal, turning it into a major regional retail destination. It is part of a broader project which, in addition to strengthening the retail mix, includes the creation of housing programs, road infrastructure enhancements and the installation of additional public facilities to support the demographic dynamic of the Greater Perpignan Area.

Today

The Carrefour Clairia shopping center opened in 1983 and was first renovated in 1997. It is made up of a Carrefour hypermarket that covers 10 000 sq.m. and 30 stores spread over a mall that measures 3 340 sq.m. GLA and that attracts about 3.5 million visitors each year.

2012: the future Clairia

> A double mall with 70 stores

Klépierre Ségécé, which has owned and managed the mall since 2001, is launching the extension-renovation program for the mall, scheduled for completion in 2012. Renovated and enlarged, the Carrefour Clairia shopping center, with its double mall spanning a single floor and measuring more than 11 000 sq.m. GLA, will get an additional 40 stores. Its retail offering will be enhanced in the areas of personal equipments, beauty and health, and personal services. The restructuring of the shopping center, its parking lot and its access points will enhance the overall drawing power of the site.

> A 16 200 sq.m. retail park

By 2012, Carrefour Property will have created a retail park measuring 16 200 sq.m. GLA and adjacent to the existing retail site. A first phase of work on 9 600 sq.m. GLA will be delivered in 2011 and will open to the public in the first quarter of 2012. The second

phase is scheduled to begin in the first quarter of 2012, with delivery planned for early 2013. This project reflects the desire of Carrefour Property to reinforce the appeal of the site with an enhanced retail offering embedded in an architectural and landscaped setting of very high quality. There will be a number of mid-sized retailers specializing in personal products, household goods, culture-leisure, interior décor and sporting goods.

A contemporary ensemble in perfect harmony with the site

Entrusted to the architectural firm DGLa, the new architectural identity of the shopping center and retail park, modern and fluid, plays up the natural elements of the local climate of Perpignan: light, clouds, wind... with the red and gold hues of Catalogne, high distinctive elements, genuine landmarks at the level of this new landscape, marks the entryways and paths: masts, weathercocks, wind turbines... In the form of clouds, the breezeways will protect the entries and diffuse a soft light. Particular attention will be paid to the client experience, both inside and out.

A few key figures for Clairia:

> in 2010

Type of center: Semi-urban shopping center
A mall measuring 3 340 sq.m. GLA: 30 stores
A Carrefour hypermarket (10 000 sq.m. of sales area)
Revenues in 2009 (excluding hypermarket): around 14 million euros
Catchment area: more than 230 000 inhabitants
Annual visitors: 3.5 million

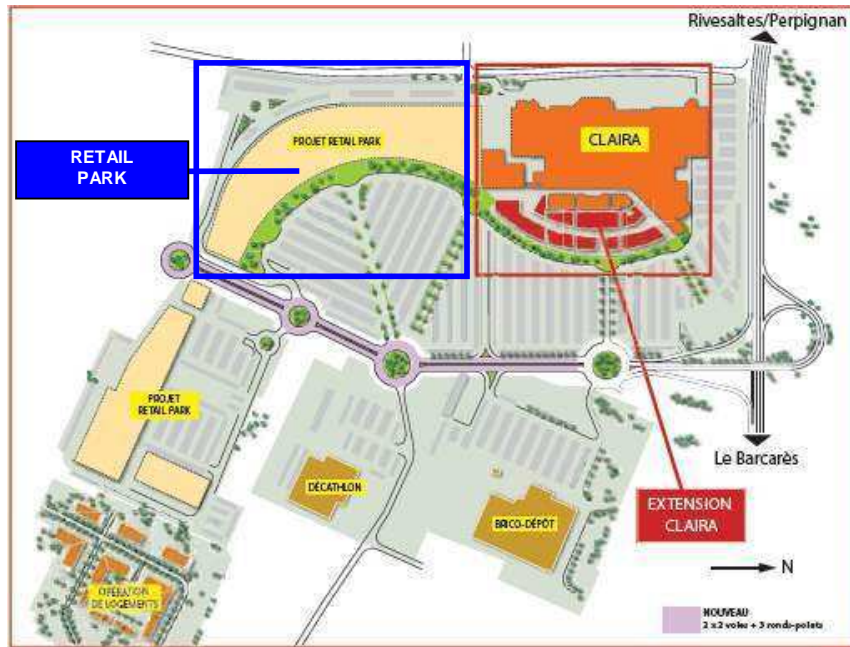
> in 2013

A shopping mall measuring more than 11 000 sq.m. GLA: 70 stores
A retail park measuring 16 200 sq.m. GLA: 14 mid-sized retailers
A Carrefour hypermarket (10 000 sq.m. of sales area)
Number of parking slots: 2 700
Investment amount: €33M (Klépierre) / €24M (Carrefour Property)

**GLA (Gross leasable area: sales + storage area*

NOTES: OUTLOOK AND PROJECT PLANS





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 Communiquez

Marie-Charlotte Chevalier

Tel: +334 72 69 08 20

mc.chevalier@communiquiez.fr

Carrefour Property Agence Côté Jardat

Valérie Jardat

Tel: +331 41 05 94 10

valerie.jardat@cote-jardat.fr