

- For immediate release -



Icade and Klépierre inaugurate the Le Millénaire shopping center: 140 retailers in an exceptional facility at the gates of Paris

Aubervilliers – Tuesday, April 26, 2011 – Icade and Klépierre announce today the inauguration of the Le Millénaire shopping center, which will open its doors to the public on April 27, 2011. Ideally situated just outside the Paris ring road, at Porte d’Aubervilliers, Le Millénaire features 140 retail stores and restaurants spread over 56 000 sq.m in a remarkable setting.

This project represents a **total investment of around 400 million euros**, co-financed in equal measure by the two partners, **Icade and Klépierre**.

The lease-up rate on opening date (96%) attests to high retailer confidence in this novel and ambitious project, **the largest retail development project in France in ten years**.

"This large-scale project, carried by Icade and Klépierre for more than ten years, is the tangible result of the original idea of turning this place into an obvious retail spot, a standard in urban blending and an example in the area of sustainable development. In creating the Ecoparc of Le Millénaire, Icade was particularly careful to the needs of the city of tomorrow," noted Serge Grzybowski, chairman and CEO of Icade.

"Le Millénaire is a remarkable architectural achievement, a unique location for shopping, for walking and for leisure activities. Its exceptional retail mix will win over families from the Greater Paris Area as well as those who work in the vicinity," commented Laurent Morel, Chairman of the Klépierre Executive Board.

A novel retail mix, exclusivities and new concepts

Located at the confluence of the Saint-Denis canal and the basin of the old Magasins Généraux de Paris, Le Millénaire offers Aubervilliers a unique shopping experience on the waterfront, in a natural setting that is bordered by **12 000 sq.m of green space**.

Le Millénaire features **the most dynamic retailers** of the moment, especially in the areas of fashion and household goods: **a tailor-made retail mix** made up of local, national and global retailers. **Several major players in European retail are making their first foray into France or into the Greater Paris Area**.

Resolutely open to the outside, the center also offers a broad range of fast or traditional food (more than 15 brands) including **a barge and six restaurants with terraces on the waterfront**.

A remarkably located architectural and urban creation

Designed by Antoine Grumbach, the architecture of Le Millénaire, which is both a retail neighborhood and a place to gather, expresses **diversity and plays with the dual perception**, interior and exterior, with its 10 000 sq.m of glass roof. Along the waterfront, the shopping center has been landscaped as a promenade, featuring docks made of red brick, façades of terra cotta, and glass and steel profiles, blending into one

atypical architectural whole that is visible from the ring road.

Both precursor and emblematic of the *Grand Paris* urban renewal and redefinition project, Le Millénaire – which also has **17 000 sq.m of office space** – is in fact part of a vast project that spreads over 5 hectares.

Within this new and emerging neighborhood, **Le Millénaire offers a contemporary vision** of the old *Magasins Généraux de Paris*, a novel interpretation of the conviviality of the old popular quartiers and the soft touch of modern spaces opening onto the outside.

A responsible player in a rapidly expanding area

Located in the immediate vicinity of Paris, in an extremely dense and attractive hub, Le Millénaire is the shopping center that this **catchment area of close to 1 million people was lacking until now.**

The area that comprises the Plaine Commune community is one of the most dynamic in terms of economic and urban development. Highly involved in this **renewal** and in a global approach to sustainable development, Klépierre and Icade have joined forces with Plaine Commune and the city of Aubervilliers to **promote local employment**. The center also plays a key role in this process, with the creation of 1 700 jobs, of which more than 800 are local.

The only shopping center to have obtained HQE® Commerce and BREEAM Very Good certification, Le Millénaire has all of the qualities of a highly responsible shopping center (optimization of resources, choice of materials, etc.).

www.lemillenaire.fr

Pictures available upon request

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A few facts about Le Millénaire shopping center

Floor area:	56 000 sq.m of retail + 17 000 sq.m of office space 5 hectares of land
Number of stores:	140, including 18 mid-sized units (1 food store), 6 restaurants with outdoor seating + 1 restaurant- barge
Parking:	2 800 lots
Catchment area:	At least 1 million people within less than 20 minutes
Total investment:	Around 400 million euros
Occupancy rate on opening day:	96%
Annual footfall:	12 to 14 million eventually
Location:	Porte d'Aubervilliers

Just a few meters from the Parisian ring road
(1 million vehicles per day)

Access: 2 bus lines (65, 239), 3 free water shuttles and
1 Vélib' station in operation, with the extension of the
number 12 metro line to come, plus tramway (T3),
the creation of a multimodal hub at the Evangile
station of the RER E in 2015 and the arrival of
tramway T8 in 2016/2017

Certifications: HQE® tertiaire, HQE® Commerce and BREEAM Very
Good

About

Icade

Icade is a real-estate company listed on the stock market, a subsidiary of France's Caisse des Dépôts, which operates in the fields of property holding, development and related services in such segments as offices, business parks, shopping centers, public infrastructure, health and housing. Thanks to full control over its various areas of operation, Icade can provide solutions that are suited to the requirements of its clients and apply a global approach to the current problems facing real estate. In 2010, Icade had a consolidated turnover of 1,432 million euros with a net current cash flow of 175 million euros. As at 31 December 2010, the net liquidation value of its assets was 4,187 million euros, i.e. 81.4 euros per share. For more information, go to: www.icode.fr

Klépierre Ségécé

A player of the first rank in retail real estate in Europe, Klépierre, a listed real estate company (SIIC), held assets valued at 15,1 billion euros at December 31, 2010. Its property portfolio mainly comprises shopping centers (273 assets or 92.5% of the total value of the portfolio). The Groups also held retail properties via its listed subsidiary Klémurs (3.9%) and offices buildings in Paris (3.6%). Klépierre is active in 13 countries of Continental Europe. 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.

Klépierre is listed on Euronext Paris™. Its first shareholder is BNP Paribas (50.9%). Klépierre belongs to the SBF 80, CAC Large 60 and EPRA Eurozone indexes. Klépierre's presence in several ethical indexes - DJSI World and Europe, FTSE4Good, ASPI Eurozone, Ethibel Excellence, Ethibel Pioneer and Kempen/SNS European SRI Universe - demonstrates the Group's commitment to a voluntary sustainable development policy. For more information, go to: www.klepierre.com www.segece.com