

Gecina has been selected by the EDF Group to develop a 20,000 sq.m building in Lyon's 7th arrondissement

Creating value through a land bank and contributing towards the Gerland district's regeneration

Following an invitation to tender issued by EDF IMS, Gecina has been selected to develop an office building for around 20,000 sq.m in the Gerland district in Lyon's 7th arrondissement. This asset, known as "La Grande Halle", will be developed on a land bank site owned by Gecina and will be integrated into the redevelopment of an existing covered market area with a view to ultimately welcoming around 1,000 EDF Group employees.

"La Grande Halle" will consist of three buildings brought together with a campus-based approach and is expected to be delivered at the end of 2016.

Designed by the architect firm Reichen et Robert & Associés, "La Grande Halle" represents an integral part of the Gerland district's development and regeneration. This operation is aiming for HQE certification (excellent) and the effenergie+ label, ensuring 20% more efficient energy consumption than the 2012 thermal regulations (RT 2012), in addition to the BREEAM label (very good).

Gecina is establishing urban biodiversity as a strategic focus within its portfolio management policy and a core part of this program, which will receive the Biodiversity label, developed by the international biodiversity and real estate council (CIBI).

More generally, the land bank area will make it possible to develop a balanced urban project. In this way, Gecina will be issuing an invitation to tender to private sector residential developers and social housing operators with a view to selling all the residential land bank areas.

Alongside this, the Group will be able to develop retail outlets and offices with a total floor space of around 29,000 sq.m, including:

- 27,500 sq.m of offices as part of "La Grande Halle", including a private crèche;
- 1,550 sq.m of storefront retail outlets;

This project factors in the guidelines from the local urban development plan (PLU) and the objectives set by the Greater Lyon regional municipality and City of Lyon for the "Gerland" district's urban development.

In view of this project and the approach outlined by Gecina, the Greater Lyon regional municipality and the City of Lyon have agreed to plan the work required for its development to move forward (roads, soft transport links, networks, public lighting and green spaces).



Gecina, a leading real estate group

Gecina owns, manages and develops property holdings worth 10.8 billion euros at December 31, 2013, with 90% located in the Paris Region. This real estate company's business is built around an Economic division, including France's largest office portfolio, and a Demographic division, with residential assets, student residences and healthcare facilities. Gecina has put sustainable innovation at the heart of its strategy to create value, anticipate its customers' expectations and invest while respecting the environment, thanks to the dedication and expertise of its staff.

Gecina is a French real estate investment trust (SIIC) listed on Euronext Paris, and is part of the FTSE4Good, DJSI Europe and World, Stox Global ESG Leaders and Euronext Vigeo France 20 indices. In line with its commitments to the community, Gecina has created a company foundation, which is focused on protecting the environment and supporting all forms of disability.

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