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**Paris La Défense, Friday July 1, 2011 – 70,000 sq.m of offices, residential units and retail premises included in a complex operation between SEMAPA, the City of Paris, Deka, SGIM and Nexity.**

**T8-Paris 13<sup>th</sup> arrondissement: 35,000 sq.m**

SEMAPA has assigned to Nexity the construction rights for Block T8 - Paris 13<sup>th</sup> arrondissement, with a total surface area of 35,000 sq.m (offices, retail premises and residential units).

Located at the intersection of Avenue de France and Rue neuve de Tolbiac, Nexity will build a building above the railway line comprising 20,000 sq.m of offices, 7,900 sq.m of ground-level retail premises and 6,200 sq.m of residential units (70 apartments). The construction schedule for the entire real estate complex, designed by architect Rudy Ricciotti, is based on a planned delivery in 4<sup>th</sup> quarter 2013.

The City of Paris has acquired the T8-Paris 13<sup>th</sup> offices under a VEFA<sup>1</sup> (sale pending future completion) contract. All the residential units have already been reserved by private individuals and the retail premises are expected to be sold in the near future to an investor.

**ROCHER-VIENNE-ROME: 35,000 sq.m**

In exchange for the VEFA transaction with respect to the T8-Paris 13<sup>th</sup> office building, the City of Paris has handed over the ROCHER-VIENNE-ROME block to Nexity. This complex comprising offices, residential units and retail premises is located in Paris 8<sup>th</sup> arrondissement, in the immediate vicinity of Saint Lazare station and Saint-Augustin church.

ROCHER-VIENNE commercial real estate complex

Nexity has sold under a VEFA contract the real estate complex located 38-46 Rue du Rocher and 19-23bis Rue de Vienne in Paris 8<sup>th</sup> arrondissement to DEKA Immobilien GmbH, acting on behalf of the open-ended fund DEKA Immobilien Europa.

This complex will undergo, on the one hand, a thorough restoration and remodelling, and on the other hand a partial demolition-reconstruction. The project, designed by architect Jean-Jacques Ory, will comprise 31,830 sq.m of offices, a company restaurant, a cafeteria, an auditorium, archives and 194 parking spaces.

This operation highlights Nexity's sustainable refurbishment strategy for commercial buildings: it aims to achieve HQE-Construction, BBC-energy and LEED level GOLD certifications. This is the first operation in the Paris Central Business District offering these kind of environmental performance levels. Delivery is planned for 4<sup>th</sup> quarter 2013.

ROME residential real estate complex

SGIM has acquired 3,000 sq.m comprising 37 social housing units and two commercial premises for the building located 43-45 rue de Rome in Paris 8<sup>th</sup> arrondissement.

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<sup>1</sup> VEFA: "Vente en l'état futur d'achèvement" means Sale pending future completion.

Delivery of this project, designed by architect firm Paul-Eric Vogel, is planned for end-2013.

The advisors for this complex operation were Etude Cheuvreux, Etude 14 Pyramides, Etude Wargny-Katz, Etude Dufour & associés, Marccus Partners, Freshfields Bruckhaus Deringer, Keops and System Invest.

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#### **ABOUT NEXITY**

The largest fully integrated real estate group in France, Nexity uses its comprehensive range of sector-specific expertise to serve the private individuals, companies and local authorities that make up its customer base. As an established leader across the entire spectrum of real estate businesses, spanning property development (homes, offices, logistics platforms, hotels and other business premises), real estate services for private individuals and companies, franchise networks, asset management and urban regeneration. Nexity can provide global responses to the needs of its customers. Nexity is present throughout France and elsewhere in Europe.

#### **Nexity is listed on the SRD and on Euronext's Compartment A**

Member of Indices: SBF 80, SBF120, CAC Mid60, CAC Mid & Small and CAC All Tradable

Mnemo: NXI - Code Reuters: NXI.PA - Code Bloomberg: NXI FP

ISIN code: FR0010112524

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