



For immediate release

THE CLAIRA SHOPPING CENTER EXPANDS ITS SCOPE AND BECOMES SALANCA

Paris, April 2, 2013



The Clairia shopping center Salanca (Perpignan) was officially inaugurated today in the presence of José Puig, the current mayor of Clairia, current chairman of the *Communauté de Communes Salanque Méditerranée* and Regional Councilor; Laurent Morel, chairman of the Klépierre Executive Board; and Yves Cadéano, Director of Carrefour Property France.

After the completion of a major extension-renovation program launched by Klépierre, the leader in retail real estate in Europe, and also the owner and manager of the shopping mall, the new center becomes regional in scale, its offering tripled. There are now 65 stores for visitors to choose from in a modern, innovative and environmentally friendly architectural setting. The retail hub also includes a retail park that was opened in June 2012 by Carrefour Property.

The event is being celebrated with music in an exclusive showcase featuring singer Julie Zenatti.

Salanca, the new regional retail hub in the Roussillon

After first opening in 1983 to the north of Perpignan, the shopping center recently renamed Salanca has been entirely transformed thanks to the full-scale extension-renovation program on which work began in January 2011. This program includes an extension of nearly 8,000 sq.m. GLA* and 800 new parking spots.

“The new Salanca shopping center is an attractive regional hub for both shoppers and retailers. We saw the enthusiasm of retailers and independent merchants for this site as a sign that we were on the right track with this project. It is aligned with the dynamic of the consumer catchment area comprised by the region around Perpignan, the capital of the Pyrénées-Orientales,” says Laurent Morel, Chairman of the Klépierre Executive Board.

With 65 retailers, including 45 new stores, Salanca offers a broad and varied range of retail options designed to address the needs of families and tourists alike. Klépierre leasing specialists chose retailers that had either been absent from region previously or under-represented.

*GLA : Gross Leasable Area = sales floor area + storage

New retailers:

- Fashion and accessories: Biz Bee, Bleu Cerise (handbags, belts, leather goods), Cache-Cache - Bonobo, Carnet de vol** (men and women's ready-to-wear), Christine Laure, Calzedonia**, Darjeeling (lingerie), Devred, Depeche Mode**, DPAM (children's fashion), Fan de 10 ** (women's ready-to-wear), Footlocker**, Izac **, Jennyfer, Jules, Little Marcel** (fashion and accessories for men, women and children), Lewinger (women's fashion), Morgan, Naf Naf, Noho, Olphil**, Promod, Sépia
- Beauty and health: Atol, Kiko**, Opticiens Conseil**
- Gifts: Swarovski, Histoire d'Or, Venezi ** (costume jewelry)
- Restaurants and food: Jeff de Bruges, Caza Pizza, Brioche Dorée
- Services: Franck Provost, La clef des temps (shoe repair), dry cleaning.

In parallel, Carrefour Property built and leased out a retail park attached to the center (8,600 sq.m. GLA*) whose 8 stores opened in 2012: Maisons du Monde, Déco Cadres, Sport 2000, C&A, Chaussée, Gémoo, Nike and Krys.

Salanca, a modern and innovative shopping center integrated into its environment

The new Salanca center, entrusted to the DGLa architectural firm, is a remarkable and modern architectural achievement that also respects the natural environment of the Salanque. In the process of receiving an environmental rating from BREEAM of Good, it is very high performing in the areas of energy efficiency and the management of water and wastes.

"We have rolled out a full-fledged innovation policy to create a green shopping center that makes use of the natural resources this region has to offer. Thanks to its bio-climatic design, state-of-the-art equipment, efficient thermal insulation and ingenious architecture, we have built an original and ecologically responsible facility," notes Bernard Deslandes, Head of development at Klépierre.

The building's environmental footprint has in fact been reduced by around 20% compared with a conventional building, thanks in particular to the installation of rooftop photovoltaic panels, wind turbines at the entrances, and the use of materials that offer natural insulation, such as wood.

The center's architectural identity has been enhanced by the natural wonders of the region: its light, the vivid Catalan colors, the wind and the clouds. Largely clad in natural rubber tree wood, the shapely building, with its fluid curves and lines, is both warm and welcoming.

A very innovative solution was designed for the roof, made out of a textile membrane that is inflated like a cushion of air, letting in soft, filtered natural light. This structure is remarkable for its ability to repel water and provide insulation. In the shape of a cloud, it lends the entrances a theatrical, spectacular air. Used as an awning all along the retail park, it adds a sense of cohesion and harmony to the two buildings.



*GLA: Gross Leasable Area = sales floor area + storage

** retailers new to the region

The resulting ensemble makes for a calm and pleasant visit. The parking facilities have been restructured and enlarged, with 800 additional spots, for a total of 2,600 in all. The customer experience is improved thanks to the new signage, and the center's entrances sport Catalan colors as well. Walking areas, play areas, rest areas and green spaces invite customers to relax and wander.

Salanca, a shopping center that is contributing to the regional dynamic

The renovation-extension of the Salanca shopping center entailed a total investment for Klépierre of close to 40 million euros. During the construction phase, around fifteen local contractors and businesses were mobilized, creating around 200 FTE jobs. The Salanca extension will ultimately lead to the creation of an additional 200 FTE jobs. A special *Pôle Emploi* office was created in 2011 at the Communauté de Communes Salanque Méditerranée to centralize job offers from the new retailers.



A festive launch

At the official inauguration ceremony for the shopping center, visitors to Salanca were treated to a festive and exclusive event. The performing artist Julie Zenatti, who sponsored the event, makes her first appearance in the region. She sings some of her biggest hits in a free showcase open to the public.

ABOUT

The Salanca shopping center in Claira

The Claira Salanca shopping center opened in 1983 with Klépierre owning 83% of the shopping mall. Located to the northeast of the Greater Perpignan Area, the center was restructured in 1997 to expand its retail offering. The subsequent extension and renovation that was launched in January 2011 sought to make the center into a regional shopping destination with 65 stores. It is completed by an adjacent retail park with 9 mid-sized units that were developed by Carrefour Property in 2012.

For more information, visit the website: www.cc-claira.com

Klépierre

A leading player in retail real estate in Europe, Klépierre combines development, rental, property and asset management skills. Its portfolio is valued at 16.4 billion euros on December 31, 2012 and essentially comprises large shopping centers in 13 countries of Continental Europe. Klépierre holds a controlling stake in Steen & Strøm (56.1%), Scandinavia's number one shopping center owner and manager. Klépierre's largest shareholders are Simon Property Group (28.9%), world leader in the shopping center industry, and BNP Paribas (21.9%), the number one bank in the Euro zone. Klépierre is a French REIT (SIIC) listed on Euronext ParisTM and is included into the SBF 80, EPRA Euro Zone and GPR 250 indexes. Klépierre is also included in several ethical indexes - DJSI World, FTSE4Good, ASPI Euro Zone – and is a member of both Ethibel Excellence and Ethibel Pioneer investment registers. These distinctions mark the Group's commitment to a voluntary sustainable development policy.

For more information, visit the website: www.klepierre.com

MEDIA CONTACTS

Hopscotch Capital Agency

Violaine DANET – 01.58.65.00.77 – vdanet@hopscotchcapital.fr
Justine BROSSARD – 01.58.65.20.18 – jbrossard@hopscotchcapital.fr