

Press Release

Paris, 30 November 2010

Foncière des Régions acquires future headquarters of Eiffage Construction, under construction by Eiffage Immobilier Ile-de-France

An HQE®/BBC-certified building with 10,800 sq.m of net floor area in Vélizy-Villacoublay

On 29 November, Foncière des Régions signed a VEFA (off-plan) agreement with Eiffage Immobilier Ile-de-France for the future headquarters of Eiffage Construction. As a certified NF tertiary building – HQE® Procedure (high environmental quality standards) and BBC-Effinergie (low energy consumption) certified – this six-floor property with 10,800 sq.m of net floor area is a showcase of Eiffage Construction's engineering and architectural expertise. It is located in the Vélizy-Villacoublay region, right next to the future light rail line, the T6 Tramway, which will be inaugurated in 2012. The building is currently under construction and will be completed in October 2011, at which point Eiffage Construction will become the tenant under a 12-year, fixed-term lease.

This new agreement strengthens the partnership between Foncière des Régions and Eiffage Construction that began with the 2008 acquisition by FdR of several Eiffage Construction buildings in France.

A showcase for Eiffage Construction and Foncière des Régions

Designed by the architect Jean-Paul Viguier, the headquarters for Eiffage Construction will have a wide-open, collaborative layout providing many services (restaurant, cafeteria, auditorium, modular training areas, rooms equipped with A/V systems for web conferences, and 270 parking spaces, including 10 equipped with electric hook-ups). The building will score especially high marks for environmental efficiency: innovative technical/engineering facilities (wood burning furnaces providing 80% of heating requirements, solar collectors, photovoltaic panels, etc.), an A-level score on the DPE (*diagnostic de performance énergétique* or Energy Performance Assessment), with an energy consumption target of 23kWh_{ep} (23 kWh of primary energy)/sq.m/year and greenhouse gas emissions of 2kWh of primary energy/sq.m/year.



A green partnership

With this deal, the partners have signed a green lease, under which they undertake to act jointly to ensure that the building meets environmental performance targets in the following areas, in particular: energy, water and waste management and building maintenance. A special committee will be responsible for monitoring the building's performance and for developing an environmental management plan for the headquarters.

"This acquisition furthers Foncière des Régions' strategy as a leader in the office market and a long-term partner to major companies. Given its excellent location, its environmental credentials and the fact that it was designed by a major architect, this new asset will therefore enhance our portfolio," stressed Olivier Estève, Managing Director of Office Properties for Foncière des Régions.

"With the delivery last year of the VOLTA (the first tertiary building to obtain the BBC/Effinergie label in the Ile-de-France), Eiffage Immobilier, a forerunner in sustainable development, continues to pursue high quality environmental deals and will soon finalise about fifteen tertiary and commercial projects with a total of around 120,000 sq.m", noted Philippe Plaza, General Manager Eiffage Immobilier Ile-de-France.

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About Foncière des Régions

Foncière des Régions, foncière partenaire

Foncière des Régions is a major listed real estate company with unique characteristics:

- ♦ A Real estate company focused on offices
- ♦ The real estate partner of large corporates (France Telecom, EDF, Accor, Dassault Systèmes, Suez Environnement, Telecom Italia, etc)
- ♦ Highly visible rental income
- ♦ A continuous asset enhancement strategy (property quality and efficiency, environmental performance, etc).

A listed real estate investment company (SIIC), Foncière des Régions also successfully applies its business model as a real estate partner to other business sectors (logistics, business premises, etc.).

Key figures at the end of June 2010

€8.6 bn assets (Group share)

337 staff throughout France

To learn more: www.foncieredesregions.fr

About Eiffage Immobilier and Eiffage Construction

Eiffage Immobilier, the construction and development subsidiary of Eiffage Construction, is a major player in the real-estate market with a broad portfolio throughout France. As a partner both to local authorities for their urban development projects and to public housing companies for their housing programmes, Eiffage Immobilier is also very active in the private sector: housing and residential services, hospitality, corporate real estate and urban retail planning. Eiffage Immobilier posted sales revenues of EUR 530 million in 2009.

Eiffage Construction, one of the 5 business units comprising the Eiffage Group, covers construction, real estate, maintenance and facility management. In 2009, Eiffage Construction recorded sales revenues of EUR 3.7 billion.

To learn more: www.eiffageconstruction.com www.eiffage-immobilier.fr