

Foncière des Régions develops a 49,000 sq. m campus for Thales in Vélizy-Villacoublay

Foncière des Régions and Thales have strengthened their partnership with a newly designed state-of-the-art urban office campus spanning 49,000 square metres on Avenue Morane Saulnier in Vélizy-Villacoublay.

The campus represents the natural progression of a partnership begun in 2003 and will be leased to Thales under a nine-year contract following completion in mid-2014.

The announcement made by the two parties is proof of the attractiveness of this office market.

The project represents an investment of €192 million, including a €110 million six-year financing agreement with two German banks.



Christophe Kullmann, Chief Executive Officer of Foncière des Régions: *"The campus project, dubbed 'New Vélizy', reflects the success of the real-estate partnership model embraced by Foncière des Régions, which focuses on developing new buildings for major companies based on long-term leasing contracts in flourishing office property markets. New Vélizy is connected to the capital and is in tune with its environment. It mirrors the quality of Foncière des Régions' partnership with its major tenants and is perfectly in line with our strategy."*

Real appeal and a solid partnership model

The New Vélizy campus will be a central feature of the second-largest service sector hub in the Paris region and is just a stone's throw from the future T6 tramline. This high-profile project confirms the site's appeal to high-tech companies seeking accessibility, flexibility and visibility.

Foncière des Régions will create an innovative, efficient workspace for Thales in line with its strategy of providing turnkey leasing solutions for major tenants at the Vélizy-Villacoublay site. Foncière is committed to first-class, responsible real estate, and has designed an eco-campus that is fully compliant with 2012 thermal regulations, meeting both HQE and BREEAM standards.

A prime real-estate project

Designed by Di Fiore Architecture & Associés, the campus comprises three buildings and a range of services catering to some 2,000 people. The main entrance gives onto a huge, secluded, landscaped courtyard. It leads into an open-air thoroughfare providing ground-level access to the different buildings and a range of services including restaurants, business centre, gym, showroom, concierge service and modular auditorium seating 400 people. Buildings on the New Vélizy campus nestle in landscaped surroundings and feature accessible terraces.

To promote comfort and ensure an optimal work environment, Foncière des Régions paid close attention to interior space, which was designed and decorated by Saguez & Partners.

Secure financing and a long-term outlook

The quality of the project and the partnership has already secured financing for the development through a €110 million borrowing facility provided by two German banks over a period of six years.

Foncière des Régions owns extensive real estate on the Vélizy-Villacoublay site. Its ample property assets put it in a position to help major accounts pursue their real-estate projects now and in the future.

Press Contact

Géraldine Lemoine
Tel: + 33 (0)1 58 97 51 00
geraldine.lemoine@fdr.fr

Investor Relations

Philippe Le Trung
Tel: + 33 (0)1 58 97 52 04
philippe.letrung@fdr.fr

Sébastien Bonneton
Tel: + 33 (0)1 58 97 52 44
sebastien.bonneton@fdr.fr

Foncière des Régions, foncière partenaire

A partner for corporate real estate strategy, Foncière des Régions works alongside businesses to design sustainable and innovative real estate solutions with a dual objective: to enhance the value of the existing urban property portfolio and to design tomorrow's real estate.

Foncière des Régions owns and manages assets valued at €9 billion, leased mainly to major accounts who are leaders in their sector, including Suez Environnement, Thales, Dassault Systèmes, France Télécom, Edf, IBM and Eiffage. This responsible partnership culture relies on key values and skills: vision, partnership and expertise.

Foncière des Régions is listed on Euronext Paris compartment A (FR0000064578 - FDR) and is eligible for the SRD deferred settlement service. Foncière des Régions is included in the MSCI, SBF120, Euronext IEIF "SIIC France", CAC Mid100 indices, in the European benchmark real estate indices "EPRA" and "GPR 250", and in the "FTSE4 Good" ethical index.

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