

9 October 2012

## **Foncière des Régions: 50% of the Patio development in Lyon-Villeurbanne has been pre-let 6,260 sq.m. let to Opteven, PagesJaunes and Hankook**

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These three pre-lettings bear witness to the Patio's attractiveness and to the quality of the redevelopment carried out by Foncière des Régions. The building in Lyon-Villeurbanne, which is developing 12,755 sq.m. of offices and services, will be delivered in the 1<sup>st</sup> quarter of 2013.

Indeed, Foncière des Régions has let 2,722 sq.m. in the Le Patio building to Opteven (an insurance broking company), 2,716 sq.m. to Pages Jaunes (the market leader in the local advertising and information sector), and 822 sq.m. to Hankook (a tyre manufacturer) under green leases. On a full-year basis, the total secure rental income will amount to €1.34 million, i.e. an average rent of €185 per sq.m./year.

The remaining 5,600 sq.m., excluding the shared staff canteen are currently the subject of advanced negotiations.



In addition to office space, the future tenants will enjoy archive space, parking bays, and access to the shared staff canteen & cafeteria, which opens up onto the Patio. Le Patio has undergone heavy redevelopment, which has already enabled it to obtain HEQ Renovation and BREEAM certification for the planning and design phases. It will also be BBC Renovation certified.

Le Patio, which is located near the Tête d'Or Park in Villeurbanne, offers a large number of advantages, starting with its strategic location, as it is in the extension to the Part Dieu, the Lyon business district. With public transport close by, an elegant architecture, and clear environmental requirements, Le Patio is a prime building in the Lyon landscape.

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[sebastien.bonneton@fdr.fr](mailto:sebastien.bonneton@fdr.fr)**Foncière des Régions, real estate partner**

As a partner to companies' real estate strategy, Foncière des Régions designs simple and innovative real estate solutions alongside them. The aim of these strategies is twofold: to add value to existing urban real estate assets, and to design the real estate of tomorrow.

Foncière des Régions owns and manages real estate assets of €10 billion, which are primarily rented to key accounts who are the leading companies in their sector (Suez Environnement, Thales, Dassault Systèmes, France Telecom, EDF, IBM, and Eiffage, etc.). This responsible partnership culture is based on key values and know-how: namely vision, partnership, and expertise.

Foncière des Régions shares are listed in the Euronext Paris A compartment (FR0000064578 - FDR), are admitted for trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, and in the "FTSE4 Good" ethics and ASPI Eurozone indices.

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