

PRESS RELEASE

Paris, 24 July 2014

Foncière des Régions and Demathieu & Bard Immobilier build the future headquarters of Bose France in St-Germain-en-Laye

Foncière des Régions and Demathieu & Bard Immobilier signed an agreement with Bose for the VEFA development (development of property sold for future completion) of the future French headquarters of the leader in consumer and professional audio systems. At the beginning of 2016, the Bose teams will move to a 5,056 sqm building designed by Hubert Godet Architects and built by Demathieu & Bard Immobilier. This acquisition, together with the signature of a lease for nine firm years, represents an investment of €17.7 million for Foncière des Régions.

Historically located in Saint-Germain-en-Laye, Bose, advised by the AOS Group, selected Demathieu & Bard Immobilier to work on the turnkey construction of its new headquarters. Foncière des Régions, in its capacity as investor, complements this partnership and allows completion of the project in the same area. This will take place at the "Lisière Pereire" site, which is a booming eco-district, developed by the city of Saint-Germain-en-Laye. Located in a wooded setting that is easily reached from the A13 and A14 auto routes as well as by the Transilien and RER A, the future headquarters will be linked by tramway starting in 2018 through a station in the immediate vicinity of the building.

The building, designed by Hubert Godet Architects, will have three floors spread over 5,056 sqm (SUB) with vast open plan floors of 1,600 sqm. The facade, with a rhythmic placement of aluminum cassettes balanced with metallic sunshades, will bring life to the landscape. Planned in order to adapt to the growth of the Bose Group, the building will open into a two story lobby and have a gymnasium, cafeteria, 138 parking places and 250 sqm of accessible terraces.

As part of a sustainable development approach shared by the three partners, the project meets the requirements of RT 2012 (French minimal thermal insulation standards) and aims to obtain the NF HQE™ "Very Good" certification level for Tertiary Buildings.

Delivery of the building, on which work was started in July 2014, is planned for the beginning of 2016.

For this transaction, Rochelois-Bessins & Associés (Laurent Paoli) et 14 Pyramides Notaires (Yves Mahot de la Quérantonais) advised Demathieu Bard Immobilier and Foncière des Régions.



Hubert Godet Architecte



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Foncière des Régions, real estate partner

As a key player in real estate, Foncière des Régions has built its growth and its portfolio on the key and characteristic value of partnership. With a total portfolio valued at €16Bn (€10Bn in group share), located in the high-growth markets of France, Germany and Italy, Foncière des Régions is now the recognised partner of companies and territories which it supports with their real estate strategies with a twofold: adding value to existing urban property and designing buildings for the future.

Foncière des Régions mainly works alongside Key Accounts (Suez Environnement, Thales, Dassault Systèmes, Orange, EDF, IBM, and Eiffage, etc.) in the Offices market as well as being a pioneering and astute operator in the two other profitable sectors of Residential market in Germany and Hotels.

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