

Foncière des Régions lays the foundation stone of the Silex¹ operation in Lyon Part-Dieu

Lyon, 13 April 2015 - The foundation stone of the Silex¹ operation has been laid in the heart of the Part-Dieu district, in the presence of Gérard Collomb, Senator and Mayor of Lyon and President of Grand Lyon (also known as the Metropolis of Lyon), Thierry Philip, Mayor of the 3rd Lyon arrondissement, and Christophe Kullmann, Chief Executive Officer of Foncière des Régions. This step marks the official launch of the iconic operation to renovate the main business district in Lyon.

A leading real estate player, Foncière des Régions today took a major step forward towards the completion of the Silex¹ project, which it is developing in the forefront of the Part-Dieu district. Launched in 2014, the operation consists of the demolition and reconstruction of a building comprising 10,000 m² of new offices, services and retail outlets, with delivery scheduled for end-2016.

Silex¹ boasts visibility, comfort and performance

An iconic project driving the transformation of the second-largest business hub in France, Silex¹ embodies Foncière des Régions' ambition for the office and city of the future. Designed by AIA Architectes, the building is spacious and flooded with light. It ensures optimal flexibility in terms of layout, thereby meeting the requirements of the most demanding users.



Credit: Asylum – AIA Architectes

Visible from the front of the station with its characteristic Corian® white facade, at the corner of rue du Docteur Bouchut and rue des Cuirassiers, Silex¹ offers prestigious services: double-storey lobby, company restaurant, cafeteria, dedicated parking, and the possibility of a concierge service. A rare occurrence in the heart of a city, Silex¹ will also offer its future tenants large, landscaped spaces, including a 450 m² hanging garden and accessible patios covering 170 m².

Thanks to its many qualities, Silex¹ aims for dual certification: NF HQE™ "Excellent" passport and BREEAM® "Excellent" rating, combined with the BBC-effinergie energy performance label.

A project with a partnership approach

With operations in this region for more than a decade, Foncière des Régions is a key player in the corporate real estate sector in and around Lyon, where its portfolio comprises primarily office buildings and hotels, valued at approximately €550 million*.

In keeping with its partnership culture, Foncière des Régions is taking a collaborative approach to this operation through close collaboration with the Société Publique Locale Lyon Part-Dieu and the Metropolis of Lyon.

Sillex¹ also reflects the "active base" concept developed as part of the urban project, which aims to offer new services and retail outlets on the ground floors of buildings. Accordingly, Sillex¹ offers 615 m² of retail space on the ground floor and at mezzanine level, opening on to the city and contributing to the urban dynamics.

Foncière des Régions' participation in the Lyon City Design Urban Forum and the work conducted in this regard with Ariane Epstein from the agency AREP Design represent a perfect example of the seamless integration of Sillex¹ into its immediate environment. In an aim to build an interactive palisade, Foncière des Régions and AREP Design even won the "LYON" award for their project in recognition of Sillex¹.

"We are proud to lay the foundation stone of Sillex¹ today. Exemplary in more ways than one, this operation reflects our vision for the real estate of the future and our partnership culture. Sillex¹, and more generally Sillex², were designed in close collaboration with the Metropolis of Lyon, based on a joint-venture approach typical of Foncière des Régions and the operations which we develop", said Christophe Kullmann, Chief Executive Officer of Foncière des Régions.

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* Including projects Sillex¹ and Sillex²

Foncière des Régions, joint creator of real estate stories

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 its two-fold real estate strategy: adding value to existing urban property and designing buildings for the future.

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

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, DJSI World and NYSE Euronext Vigeo (World 120, Eurozone 120, Europe 120 et France 20) ethics indices. Foncière des Régions is rated BBB-/Stable by Standard and Poor's.

www.foncieredesregions.fr



About the Lyon Part-Dieu project

Lyon Part-Dieu has represented the strategic centre of the Metropolis of Lyon for more than 40 years, expanding its influence and appeal nationwide and across Europe. In order to strengthen this dynamic and anticipate the requirements of the city of the future, the Metropolis and City of Lyon are implementing a project in keeping with the exceptional potential of this district and its capacity for development. Designed by a team working with the architects and urban planners of the agency AUC, and coordinated by the Société Publique Lyon Part-Dieu, this project focuses on the themes of mobility, economic development and quality of life in the very centre of a metropolis. Its goal for 2030 is to make Lyon Part-Dieu an international benchmark in terms of quality, urban innovation and economic performance, while ensuring the district attracts even more professionals and residents.

Find out more: www.lyonpart-dieu.com

APPENDIX - Key points on SILEX¹

- > An ambitious demolition and reconstruction project in the heart of the Part-Dieu district to offer 10,000 m² of new offices able to accommodate 720 people.
- > An operation launched in February 2014 with delivery planned for end-2016
- > An exceptional location only 200 metres from the front of the Lyon Part-Dieu station
- > A dynamic economic and business environment, directly connected to the Part-Dieu business network
- > An eight-storey building (nine levels) boasting a strong architectural identity and relevant services (company restaurant, cafeteria, hanging garden, possibility of a concierge service, etc.)
- > A building with HQE certification ("excellent" passport), BREEAM certification ("excellent") and the BBC-effinergie label, offering optimal comfort and controlled expenses
- > Flexible and light-filled office spaces with a usable floor area of 1,200 m²
- > A Foncière des Régions operation - An architectural project by AIA Architectes
- > An investment of €47 million

- > Find out more: www.silex1.com

- > Available photos: credit: Asylum – AIA Architectes

