

**Foncière des Régions and GTM Bâtiment open
the new environmentally-friendly headquarters of GTM Bâtiment, a
subsidiary of VINCI Construction France, in Nanterre**

The new headquarters of GTM Bâtiment, a subsidiary of VINCI Construction France, opened in Nanterre on 7 July. The turn-key property with 11,000 m² of environmentally-friendly office space is the result of a partnership which began two years ago between Foncière des Régions, investor and developer, and the VINCI Group. This new joint operation represents an investment of €51 million for Foncière des Régions.

A new turn-key property to serve a long-term partnership

The 11,000 m² of the new GTM Bâtiment headquarters, which will be the base for around 800 employees of this major building company in Île-de-France as of 31 August, is distributed over two levels of office space and a parking level. The building has two entrance halls, a company restaurant, a café, 193 parking spaces, including 20 spaces for electric vehicles and 10 dedicated car-sharing spaces. This new turn-key property is subject to a nine-year lease between Foncière des Régions and GTM Bâtiment.

Transforming the urban portfolio

Located at the entrance to Nanterre in a mixed and dynamic environment, this operation involved the complete restructuring of a former industrial site which had previously been used by a Heudebert factory, then insurance company offices, before being occupied by the French tax offices. The architectural project, designed by **Quadri Fiore Architecture**, focused on preserving and upgrading the building's industrial heritage. The original façades have been retained and show a combination of gritstone, brick and glass in perfect harmony. Furthermore, as the façades are set back from the road, the site can be made accessible to both pedestrians and vehicles, while offering views of the planted island beyond.

A good example of urban renewal, encouraged by Foncière des Régions and GTM Bâtiment, this new building plays an active role in the local council's drive to regenerate the entrance to the town.



Credit: Xavier Renauld

A reference in terms of sustainable, responsible building

In line with the ambitious vision of the project leaders, Foncière des Régions and GTM Bâtiment, the building has a very high performance level. Management of resources, energy, technical management of the building, materials, well-being and biodiversity were priorities. 100% of the working space receives direct daylight and 20% of the total surface area has been used for green spaces. In addition to the accessible, planted terraces, the building has a large central garden for relaxing and socialising. The site was also selected as a "pilot" site for biodiversity indicators in the urban environment.

The new headquarters will be dually certified NF HQE™ "very good" level and BREEAM® "Excellent" level, with BBC-effinergie certification. This operation responds to the sustainable cities priorities and is one of GTM Bâtiment's Blue Fabric¹ references.

"Through this operation, Foncière des Régions has confirmed and strengthened three of its strategic pillars as an investor and developer: its culture of partnership, its commitment to urban renewal, and its ambition for responsible property which combines comfort and performance" stated **Christophe Kullmann**, Chief Executive Officer of Foncière des Régions.

1 – VINCI Construction France combines its know-how and expertise in a complete offering, Blue Fabric, to build responsibly, and meet the criteria for sustainable cities, the city of tomorrow. Designed at a neighbourhood level, Blue Fabric embodies both a vision of a human and sustainable urban fabric, which creates value for all, and the experience of a responsible construction firm, to promote a city which is good to live in.

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Foncière des Régions, co-créateur d'histoires immobilières

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.en.foncieredesregions.fr



About the GTM Bâtiment project

In Ile-de-France, GTM Bâtiment, a VINCI Construction France company based in Nanterre, is involved in construction (major projects, housing and functional structures) and redevelopment and restoration (housing and facilities).

GTM Bâtiment also has recognised know-how in property development. For public facilities (educational buildings, hospitals, sports facilities, etc.) GTM Bâtiment is responsible for financing, design, construction, renovation, maintenance and operation via partnership contracts lasting 20 to 30 years. GTM Bâtiment also manages major corporate, residential, hotel and commercial property projects. To complete these development projects, GTM Bâtiment has a structure, ADIM Concepts, which manages these complex operations.

On each work site, the women and men of GTM Bâtiment give the best of their know-how. The teams build original partnerships, come up with new solutions and use the latest construction techniques. They commit to building, renovating and rehabilitating the city by using all developments in the field of eco-construction to build a sustainable city.

To find out more, visit www.gtm-batiment.fr

APPENDICES - Key points of the operation

- > New 11,000 m² headquarters for GTM Bâtiment, a subsidiary of VINCI Construction France
- > An ambitious project to transform the urban portfolio at the entrance to Nanterre
- > A partnership between Foncière des Régions and the VINCI Group
- > A nine-year lease signed between GTM Bâtiment and Foncière des Régions
- > Two levels of office space – including two entrance halls, a company restaurant, a café – and one parking level
- > Architectural design by Quadri Fiore Architecture
- > Investment of €51m for Foncière des Régions

APPENDICES: – Sustainable development information

Development

- > Bicycles: development of a cycle track at the foot of the building, 170 sq. m bike park
- > 193 car park spaces including 20 places for electric vehicles and 10 dedicated car-sharing spaces
- > Implementation of a car-sharing platform

Energy

- > Dual HQE & BREEAM certification
- > BBC certification: energy savings of over 60%
- > 54 m² of solar panels installed to produce sanitary hot water
- > Graduated lighting when presence is detected
- > High-performance building airtightness (< 1.2 m³/h/m²)

Water management

- > Two tanks for collecting rain water with capacity of 200 m³ to water green spaces
- > High-performance sanitary facilities which reduce water consumption by over 40%

Technical management of the building

- > High-performance technical management of the building: lighting control, blinds, temperatures, detection of water leaks

Materials

- > Easy to maintain
- > Low environmental impact

Health & well-being

- > Knowledge of pollutant emissions for 100% of products in contact with inside air
- > 100% of offices have access to daylight and views of the outdoors
- > Blinds and sun shades reduce the risk of glare and optimise thermal comfort

Biodiversity

- > 20% of the total land area is used for green spaces
- > Pilot site for the implementation of a biodiversity indicator in the urban environment
- > Rainwater collection tanks on the terrace and at the site entrance
- > Bare land surface to assess spontaneous biodiversity
- > Traps to identify pollen types in the city
- > Landscaping project with biodiversity-friendly plants
- > Comfortable external facilities with views of nature