

Affine inaugurates the Tangram in Lyon

The Tangram, a 5,915 sqm office building redeveloped by Affine and located near the Part-Dieu train station in Lyon, was inaugurated today.

The inauguration marks the rebirth of the site. With a new name, the Tangram building wants to emphasise its modularity and thus show the expertise of Affine in terms of refurbishment and repositioning.

The Tangram building is located in the 7th arrondissement, in the district of La Part-Dieu, near Gerland. It is located on Boulevard des Tchecoslovaques, an extension of Boulevard Vivier Merle. This mixed area, with residences and offices, enjoys good public transportation service with two underground stations nearby, numerous bus lines and access to the tram.

Purchased in early 2011 for €10.5m (including transfer taxes), the building has undergone an extensive €7.7m redevelopment programme planned since its acquisition.

Designed by the architecture agency Laurent Bansac and built by the construction company Société Nouvelle Jean Nallet, the operation involved surface area extensions (+1,015 sqm), a complete facelift of the facade and amenities found in new buildings.

Works began in the second half of 2014 and delivery was organised in two stages: 2,750 sqm in Q3 2015 occupied by ISCOM under a 12-year lease and 3,165 sqm in early 2016, which is now in the process of letting.

As part of the refurbishment programme, Affine obtained the DEFFIBAT subsidy granted by ADEME aimed at encouraging best initiatives in the Rhône-Alpes region related to low energy consumption, as well as concern for environmental and health challenges (quality of life and use, water, waste, etc.). The tenants will be moving into brand new offices entirely fitted with LED lights.

Affine is aiming for a BBC Rénovation Effinergie label for the Tangram building.

In this transaction, Brice Robert Arthur Loyd acted as adviser to the owner and to the lessee, under a co-exclusive mandate with BNP Paribas Real Estate.

ABOUT AFFINE

Affine is a real estate company specialising in commercial property. At the end of June 2015, it directly owned 55 buildings with a total value of €570m, excluding taxes, for a total floor area of 528,500 sqm. The firm owns office properties (53%), retail properties (22%) and warehouses and industrial premises (25 %). Its assets are distributed more or less equally between Ile-de France and the other French regions.

Affine is also the major shareholder (49.5%) of Banimmo, a Belgian property repositioning company with operations in Belgium and France. At the end of June 2015, Banimmo had total assets of 21 office and commercial buildings, with a value of €384m (taxes included).

Total Group assets are €988m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust (SIIC) status. Affine's shares are listed on NYSE Euronext Paris (ticker: IML FP/BTTP.PA; ISIN code: FR0000036105) and admitted to the Deferred Settlement Service (long only). It is included in the CAC Mid&Small, SIIC IEIF and EPRA indexes. Banimmo is also listed on NYSE Euronext.

To find out more: www.affine.fr. Follow our news thread on: https://twitter.com/Groupe_Affine

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