



## 2017: ACTIVE START FOR ICADE

- **Défense 4/5/6 office building in Nanterre: new lease signed with Groupama for 11,460 sq.m, 6 year lease with no break option**
- **Metropolitan Campus in Villejuif: two leases totalling 30.000 sq.m renewed and 3 office assets sold for €225 million with his historical tenant, LCL**
- **19<sup>th</sup> district of Paris: off-plan lease for 8,490 sq.m signed with URSSAF Ile-de-France in the Pont de Flandre business park, 9-year lease with no break option**
- **Office building project in Villejuif : Icade Promotion has signed an off-plan lease for 18,000 sq.m with the Orange Group, a 9-year off-plan lease with no break option**

### **Icade signed with Groupama a 6 year lease with no break option, this lease takes effect in July 2017**

The Défense 4/5/6 complex consists of 3 office buildings located at 7/9/11 boulevard des Bouvets in Nanterre, with a total floor area of 15,800 sq.m.

A renovation started in August 2016 and is expected to be completed in May 2017. Thanks to this new lease and to the lease signed with La Direccte 92 for 4,400 sq.m, the complex is now fully let.

### **Icade renews two leases totalling nearly 30,000 sq.m with LCL, the sole tenant of the two Rhin and Loire buildings within the Métropolitan campus in Villejuif (Val-de-Marne French department).**

Icade has renewed early, for a further term of 10 years, 2 leases with French banking institution LCL which were due to expire in 2017, retroactive to January 1, 2017. They relate to 2 buildings: Rhin (9,968 sq.m) and Loire (19,805 sq.m).

### **On the same campus, Icade has signed with LCL 3 preliminary agreements for the sale of the Seine (14,342 sq.m), Rhône (8,007 sq.m), and Garonne (20,652 sq.m) buildings for a total of €225 million (including transfer taxes)**

In these potential transactions, valuations are in line with the net asset value as of December 31, 2016. These sales are expected to be completed in Q2 and Q3 2017, subject to satisfaction of customary conditions precedent.

These transactions demonstrate the attractiveness of the Villejuif site, the solid partnership with LCL and Icade's ability to work alongside its clients as part of long-term relationships while continuing its asset rotation policy.

## **Icade has signed an off-plan lease with URSSAF Ile-de-France in the Pont de Flandre business park**

The lease has been signed for a term of 9 years and relates to an 8,490 sq.m office building to be constructed, which was designed by architect Anne Carcelen and is expected to be completed in the summer of 2019.

This new lease is further proof of the appeal of the Pont de Flandre business park, which covers 50,000 sq.m of land and totals 91,000 sq.m of office space, and where Grand Paris Aménagement, a state-owned urban planning undertaking for the Greater Paris area, recently moved its headquarters.

For this transaction, URSSAF Ile-de-France was advised by real estate consulting firm Parella and lawyer Mr Dhuin, and Icade was advised by law firm LIGL.

## **Icade Promotion has signed in Villejuif a 9-year off-plan lease with no break option with the Orange Group**

This turnkey project developed by Icade Promotion and covering 18,000 sq.m of office space is scheduled for completion in Q4 2019, subject to satisfaction of customary conditions precedent. The Orange Group has an option to buy exercisable.

This project has excellent road and transport links and is highly visible at the entrance of the city. It will receive the NF HQE 2015 certification for new commercial buildings with an "Excellent" rating, the BREEAM International 2013 certification with an "Excellent" rating, and the Effinergie+ quality label.

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### ABOUT ICADE

#### **Building for every future**

As an investor and a developer, Icade is an integrated real estate player and designs innovative real estate products and services adapted to new urban lifestyles and habits. By placing corporate social responsibility and innovation at the core of its strategy, Icade is working closely with stakeholders and users in the cities – local authorities and communities, companies and employees, institutions and associations... As a commercial and healthcare property investor (portfolio value of €9.7bn as of 12/31/16) and a property developer (2016 revenues of €1,005m), Icade is able to reinvent the real estate business and foster the emergence of tomorrow's greener, smarter and more responsible cities. Icade is a significant player in the Greater Paris area and major French cities. Icade is listed on Euronext Paris as a French Listed Real Estate Investment Company (SIIC). Its leading shareholder is the Caisse des Dépôts Group.

The text of this press release is available on the Icade website: [www.icable.fr](http://www.icable.fr)

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