

Paris, 21 February 2017, 6:00 p.m.

## Kibori, Affine's new high environmental performance building in Nantes

Affine has just acquired the Kibori, a new turnkey office building in the heart of the central business district of Nantes.

The consortium Sogeprom/ADI/Affine won in 2015 the tender process launched by Nantes Aménagement and the city for the development of plot 1E in the Euronantes Station district. This transaction amounts to €9.8m.

This 8-storey building (G-1 to G+6), which will have BREEAM certification, will include 3,547 sqm of office space, 336 sqm of light industrial space and 33 underground parking spaces. The architect is Art & Build (Paris) and completion is planned for the third quarter 2018.

Kibori stands out both for:

- its innovative design and energy performance. The choice of a mixed solid wood/concrete/metal structure is efficient (prefabrication, limited pollution, thermal performance), reasoned (controlled cost, optimised time scale) and adds high environmental value (amount of grey energy, air quality, etc.). The façade panels, which incorporate thermal insulation and woodwork, ensure an excellent control of the performance of the exterior (e.g. insulation, no thermal bridges, air tightness).
- convenience and functional diversity. The layout and quality of the office space, and other activities on the ground floor, will encourage conversation, dialogue and social interaction; the latter and the occupants' well-being were part of the design brief for the building. These will be evident particularly from the transparent, flexible spaces on the ground floor, visual comfort, acoustics, quality of the recyclable materials, ease of maintenance and performance of the building's systems. The levels are designed on a regular frame structure of 1.35 metre, allowing for optimal modularity and flexibility.

The Euronantes district is the brand new business district in Nantes. It benefits from its exceptional location at the confluence of the Erdre and the Loire, a few minutes' walk from the city centre and train station. The office market is fairly dynamic with a vacancy rate of less than 5%. Recently completed buildings have been fully let within six months to prime tenants. Kibori will be the only office building on the market in 2018.

BNP Paribas Real Estate was advising in this transaction.

This transaction reflects Affine's investment strategy to acquire new-generation buildings in Metropolitan Paris and major regional cities (Bordeaux, Lille, Lyon, Marseille, Nantes and Toulouse), through a partnership with developers, enabling it to achieve an attractive return and contribute to the design of the building.

### ABOUT AFFINE

*Affine is a real estate company specialising in commercial property. At the end of June 2016, it directly owned 44 buildings with a total value of €514 million (excl. transfer taxes), with a total floor area of 357,000 sqm. The company is active in the following sectors: offices (65%), retail properties (22%) and warehouses and business premises (13%). Its assets are distributed more or less equally between Ile-de-France and other regions in France.*

*Affine is also the major shareholder (49.5%) of Banimm, a Belgian property repositioning company with operations in Belgium and France. At end June 2016, Banimm had total assets of 18 office and commercial buildings, with a value of €359 million (incl. transfer taxes).*

*Total Group assets are €908 million (incl. 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 are eligible for the Deferred Settlement Service (Système à*



Règlement Différé or 'SRD' (long only). They are 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/en/](http://www.affine.fr/en/). Follow our news thread on: [https://twitter.com/Groupe\\_Affine](https://twitter.com/Groupe_Affine)

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