

CB 21 Tower - La Défense



Rue Rouget de l'Isle, Issy les Moulineaux

Carré Suffren, Paris, 15th arr.



Property Tour

Investor Day - 22 November 2011



Cisco, Issy les Moulineaux



Percier, Paris, 8th arr.

Itinerary



- 1 DS Campus - *Dassault Systèmes*
- 2 Headquarters Eiffage Construction - *Vélizy*
- 3 32 Grenier - Boulogne - *Sequana*
- 4 Atlantis - Issy-les-Moulineaux - *Cisco*
- 5 Carré Suffren - Paris
- 6 Ségur - Paris - *France Telecom*
- 7 Delcassé - Paris
- 8 Percier - Paris
- 9 Laborde - Paris - *France Telecom*
- 10 Raphaël Kleber - Paris – *FdR Headquarters*

Main features of assets

- Total EV at 30 June 2011 HD: €916 m
- Annualised total rent at 30 June 2011: €56 m
- Average lease maturity: 7.9 years

	Asset	City	Immostat area	Surface area	Architect	Tenants
1	DS Campus	Vélizy	2 nd Periphery	60,000 sqm	Arte Charpentier	Dassault Systèmes
2	Eiffage Construction Headquarters	Vélizy	2 nd Periphery	10,000 sqm	Jean-Paul Viguier	Eiffage Construction
3	32 Grenier	Boulogne	West Crescent	7,800 sqm	Calq Architecture	Industrial group
4	Atlantis	Issy les Moulineaux	West Crescent	11,300 sqm	Jean-Jacques Ory	Cisco
5	Carré Suffren	Paris 15	South Paris	25,000 sqm	FS Braun	Institut Français, Ministry of Education, AIE, AON
6	Séгур	Paris 07	South Paris	4,550 sqm	Charles Giroud	France Telecom
7	Delcassé	Paris 08	Paris CBD	4,950 sqm	-	Hays, Cojean, Notary Office
8	Percier	Paris 08	Paris CBD	8,500 sqm	Patouillard-Demoriane	Chloé, Crédit Agricole
9	Laborde	Paris 08	Centre-West Paris	5,850 sqm	-	France Telecom
10	Raphaël Kléber	Paris 16	Paris CBD	3,420 sqm	-	Foncière des Régions
Total				137,270 sqm		

DS CAMPUS

10-12, rue Latécoère – 78140 Vélizy-Villacoublay

Presentation of the building

Date of construction: 2008

Surface area: 60,000 sqm

Held in full ownership

Origin: Dassault turnkey

Positioning

Sole tenant: World headquarters of Dassault Systèmes

Remaining firm lease term > 9 years

Office rent: €295/sqm

Campus HQE certified

High quality services

Located 15 min from Paris – Porte de Saint-Cloud

Located in the heart of the Vélizy industrial area



HEADQUARTERS OF EIFFAGE CONSTRUCTION

11, place de l'Europe – 78140 Vélizy-Villacoublay

Presentation of the building

Date of construction: 2011

Surface area: 10,000 sqm

Held in full ownership

Origin: Eiffage turnkey

Positioning

Sole tenant: Headquarters of Eiffage Construction

12 year firm lease

Office rent: €270/sqm

HQE certification and BBC-Effinergie label

High quality services

Located 15 min from Paris – Porte de Saint-Cloud

Located in the heart of the Vélizy industrial area



● Future headquarters ● Former headquarters ● Tramway stop T6 (2012)



BOULOGNE GRENIER

32, avenue Pierre Grenier – 92100 Boulogne-Billancourt

Presentation of the building

Date of construction: 1956 (renovated in 2011)

Surface area: 7,800 sqm

Held in full ownership

Origin: acquisition of EDF portfolio in 2001

Positioning

Remaining firm lease term: 9 years (rented at 80%)

Office rent: €380/sqm

HQE Operations certification in process

Excellent divisibility

Located 3 min from Paris – Porte de Saint-Cloud



ATLANTIS

11, rue Camille Desmoulins – 92 130 Issy-les-Moulineaux

Presentation of the building

Date of construction: 1999

Surface area: 11,300 sqm

Held in full ownership

Origin: acquisition of portfolio from Groupama in 2009

Positioning

Sole tenant: headquarters of Cisco Systems

Remaining firm lease term: 3 years

Office rent: €390/sqm

Strategic placement in the heart of the Issy industrial area

Located 3 min from Paris – Porte de Saint-Cloud

Excellent transportation service



CARRE SUFFREN

8-12, rue du Capitaine Scott – 75015 Paris

Presentation of the building

Date of construction: 1963 (renovated in 2011)

Surface area: 25,000 sqm

Held at 60% with Predica

Origin: unit acquisition in 2004

Positioning

Multiple tenants 100% rented: AON, AIE, Ministry of Education,
Institut Français

Remaining firm lease term: 10 years

Office rent: €530/sqm

HQE Operations certification in process



Presentation of the building

Date of construction: 1900 and 1970 (2 buildings)

Surface area: 4,250 sqm

Held in full ownership

Origin: acquisition of portfolio from France Télécom Technical in 2005

Positioning

Sole tenant: France Telecom

Remaining firm lease term: 3 years

Office rent: €500/sqm

Prime location near Les Invalides



Presentation of the building

Date of construction: 1954

Surface area: 4,950 sqm

Held in full ownership

Origin: acquisition of portfolio from Predica in 2009

Positioning

Multiple tenants 100% rented: Hays, Cojean, Notary Office

Remaining firm lease term: 3 years

Office rent: €480/sqm

Mixed-use building: 80% offices / 20% retail shops

Ideal location facing the Miromesnil Metro exit



PERCIER

5-7, avenue Percier – 75008 Paris



Presentation of the building

Date of construction: 1930

Surface area: 8,500 sqm

Held in full ownership

Origin: acquisition of portfolio from Groupama in 2009

Positioning

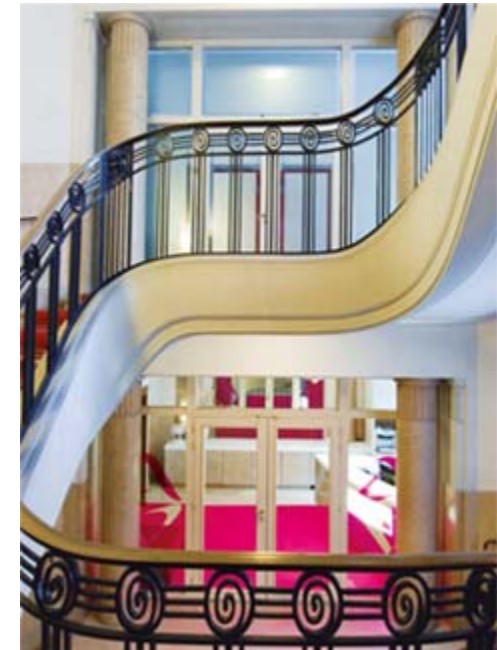
Multiple tenants 100% rented: Chloé (group headquarters),
Crédit Agricole

Remaining firm lease term: 3 years

Office rent: €495/sqm

Luxury building

Located in the heart of the Paris CBD



LABORDE

10, rue Madrid – 75008 Paris

Presentation of the building

Date of construction: 1914 and 1932 (2 buildings)

Surface area: 5,850 sqm

Held in full ownership

Origin: acquisition of portfolio from France Télécom Technical in 2005

Positioning

Sole tenant: France Telecom

Remaining firm lease term > 7 years

Office rent: €430/sqm

Prime location



RAPHAËL KLEBER

30, avenue Kléber – 75016 Paris

Presentation of the building

Date of construction: 1930 (renovated in 2005 and 2011)

Surface area: 3,420 sqm

Held in full ownership

Origin: unit acquisition

Positioning

Headquarters of Foncière des Régions

Exceptional location in the heart of the “Golden Triangle”

Excellent transportation service

High quality office space

