

## A particularly dynamic first half for *Les Jardins des Quais* in Bordeaux

Affine, owner of *Les Jardins des Quais* shopping centre in Bordeaux, reported steady business for the first half of the year, marked by the signing of new leases with major national brands: Louis Féraud (144 sqm), Triumph (108 sqm), Westside Côté Glisse (144 sqm), MIM Outlet (183 sqm), adding to the 34 shops already in operation. New tenants have occupied nearly 1,000 sqm at the shopping centre, which has shown continual improvement since it opened in 2007, a performance that demonstrates the relevance of its positioning.

Ideally located on the left bank of the Gironne at the foot of Chaban-Delmas bridge and easily accessible from both city centre and outskirts, this shopping centre specializes in factory outlets under the *Quai des Marques* brand, offering a single location for major low-price brands.

With its recent openings, the shopping centre has already attracted many fans by combining quality and a promise of at least 30% savings throughout the year (compared to the initial recommended retail price in traditional networks). Since 1 January, children's ready-to-wear clothing and household appliances have posted the best results with revenues up 3% and 9% respectively. Since 2008, its first full year of operation, its revenue/sqm yield has grown by more than 45%.

The arrival of new brands confirms that *Les Jardins des Quais* is now an attractive major national hub, taking full advantage of its exceptional location in the heart of Bordeaux, which is ideal for leisure shopping.

In addition to its retail activity, the real estate complex also includes 11 restaurant facilities, some of which are currently under renovation to develop new concepts, more than 12,500 sqm of fully occupied office space, and a university site hosting the INSEEC school of business and management which in June signed an agreement to expand its leased space by 332 sqm to 7,438 sqm.

Since it opened, new access roads have helped integrate it into the urban landscape. Those arriving by way of its two tram stops can use self-service bikes or a nearby river taxi. And for the past 2 years, *Les Jardins des Quais* has featured additional access via the Chaban-Delmas bridge to the fast-growing *Bassins à Flots* district and the *Cité des Civilisations du Vin*, a major cultural and iconic tourist centre for the city that hopes to attract more than 450,000 visitors a year by 2016.

### ABOUT AFFINE GROUP

*Affine is a real estate company specialised in commercial property. At the end of December 2014, it directly owned 57 buildings with a total value of €575m, excluding taxes, for a total floor area of 534,400 sqm. The firm owns office properties (53%), retail properties (22%) and warehouses and industrial premises (26%). 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 December 2014, Banimmo had total assets of 20 office and commercial buildings, with a value of €335m (including transfer taxes).*

*Total Group assets are €945m (including transfer taxes).*

*In 2003, Affine opted for French real estate investment trust (SIIC) status. The Affine share is listed on NYSE Euronext Paris (ticker: IML FP/BTTP.PA; ISIN code: FR0000036105) and admitted to the deferred settlement system (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](http://www.affine.fr). Follow our news thread on: [https://twitter.com/Groupe\\_Affine](https://twitter.com/Groupe_Affine)*

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