

Paris, 11 April 2017, 6:00 PM

#Hashtag, Affine's new building in Lille

Affine has just acquired, from the property developer Nacarat, an office complex in the Euratechnologies district of Lille for an amount of €11.0m (including transfer taxes) under a turnkey purchase agreement.

Located close to the Leblan Lafont building, at the heart of this high-tech district, the #hashtag programme comprises, first, a five-story office building (ground floor + 4) of 2,230 sqm and, second, a four-story building (ground floor + 3) of 3,050 sqm. It offers 90 parking slots. The architectural design has been done by the firm KAAAN Architecten, with delivery planned in two phases, in 2018 and 2019.

This new commercial building is certified BREEAM Good, and will offer high quality working conditions for its tenant companies and start-ups. They will be able to use all the amenities required for the growth of their business activity in eco-designed, integrated, open and modular spaces.

The programme will be equipped with many technical innovations: for instance, a domestic hot water system powered by so-called "fatal" energy recovered from computer servers, to service the neighbouring housing units, also developed by Nacarat.

Euratechnologies is Lille's centre of economic excellence dedicated to Information and Communications Technology (ICT). This 150,000 sqm business centre, situated in the eco-district of Rives de la Haute Deûle, is designed to group companies together in the same place, from young start-ups to international companies, and to offer them a range of innovative services. It currently represents more than 2,800 jobs and 80 professions in more than 140 ICT companies, which already include major groups such as Capgemini, IBM Service Center, Microsoft and Tata Consultancy Services.

It enjoys excellent public transport links with two metro stations, one bus line, 2 self-service bicycle docks and, soon, a river shuttle service.

The #hashtag transaction reflects Affine's investment strategy of acquiring new-generation buildings in Paris Métropole and the major regional cities (Bordeaux, Lille, Lyon, Marseille, Nantes and Toulouse), by forging upstream partnerships with developers which enable 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 2016, it directly owned 43 buildings with a total value of €519m (excl. tax) and a total floor area of 358,200 sqm. The firm owns office properties (66 %), retail properties (23 %) and warehouses and business premises (11 %). 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 Banimmo, a Belgian property repositioning company with operations in Belgium and France. Banimmo had total assets of 18 office and commercial buildings, with a value of €238 m (transfer taxes included).

Total Group assets are €791m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust ('SIIC' or 'Sociétés d'Investissements Immobiliers Cotées') status. Affine's shares are listed on NYSE Euronext Paris (ticker: IML FP/BTTP.PA; ISIN code: FRO000036105) and eligible for 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/en/. Follow our news thread on: https://twitter.com/Groupe_Affine



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ABOUT NACARAT

Nacarat is a multi-disciplinary developer which, for over 40 years, has developed expertise in corporate and residential property, thereby contributing to the shaping of the urban landscape. Owned 70% by Rabot Dutilleul Investissement (holding of the Rabot Dutilleul group) and 30% by Crédit Agricole Nord de France, Nacarat is a company from the North of France which now has operations throughout the country, as well as in Belgium and Poland.

As a precursor in the field of eco-design, Nacarat is strongly committed to Social and Environmental Responsibility, based on ISO 26000. This commitment is reflected through environmental and social transactions with high added value.

/ Key figures 2015: €281 million in revenues // 192 employees // 13 regional agencies // 1,344 housing units reserved // 50,000 sqm of office space delivered.

To find out more: www.nacarat.com. Follow our news thread on: https://twitter.com/Nacarat_immo

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