



Paris, 15 October 2018, 6:00 p.m.

## Affine acquires from Icade a new turnkey development for 7,660 sqm of office building in the centre of the Lyon urban area

The property company Affine has just purchased from ICADE a new turnkey office building of 7,660 sqm on 6 levels in Carré de Soie, a rapidly growing district in the Lyon urban area.

Located on rue Maurice Moissonnier, in Vaulx-en-Velin (69), the building benefits from its prime strategic location, within a multi-modal transport hub (Tramway T3, Metro A, Rhônexpress, a direct link 15 minutes to the Part Dieu train station and 20 minutes to Saint Exupéry international airport), in addition to the mixed urban development and surrounding infrastructures of one of the most dynamic districts in metropolitan Lyon.

The future building, scheduled for completion in the 2nd quarter of 2020, is part of a mixed-use development area, the KARRE, developed by ICADE, which also includes another 10,130 sqm office building as well as 2 residential units built around 2,700 sqm of green spaces inspired by concepts of inhabited park. Incorporating 600 sqm of private landscaped gardens, it will provide 82 parking spaces on 2 underground levels.

In line with Affine's strategy to purchase new and labelled building, and sustainable development of ICADE, the building will be HQE certified for commercial buildings with the Excellent level and will receive the Effinergie+ label.

Championing diversity and hyper-connectivity, Carré de Soie is a rapidly growing district centred around an efficient transportation hub and has succeeded in attracting several major users (Technip, Alstom, Adecco, Véolia, Atos, to name but a few). It has a large number of infrastructures and services specially designed for its residents: a major service complex exceeding 100,000 sqm, a range of local hotels, a leisure and retail complex of over 60,000 sqm containing department stores, coffee shops, a cinema multiplex, parks, a water sports centre, hippodrome. With its cultural, artistic and sports events, it is a particularly lively district to live in and visit.

*"This new acquisition reflects Affine's intention to continue refocusing its portfolio on recent labelled assets and our goal of contributing to the urban development of regional urban areas. It is also one of the last opportunities to acquire a building in the heart of this very attractive district",* said Matthieu Evard, Affine CEO.

*"This sale confirms the attractiveness of the Carré de Soie and marks the culmination of the KARRE block of buildings, initiated several years ago by ICADE. We are pleased to contribute to the transformation and dynamic development of this well-known sector of the Lyon Métropole",* declares Laurent DOYAT, Icade Regional Director.

BNP Paribas Real Estate acted as consultants in the deal. The notaries representing the seller and the buyer are, respectively, Ms Nathalie Bailly from the Alcaix & Associés office and Mr Olivier Trichet from the Haussmann office.

### ABOUT AFFINE

Affine is a property company specialising in commercial real estate. At the end of June 2018, it directly owned 41 buildings with a total value of €588, (excl. transfer taxes) for a total surface area of 248,400 sqm. The Company owns office properties (72%), retail properties (22%) and warehouses and industrial premises (6%). 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. At the end of June 2018, Banimmo had total assets of 9 office and commercial buildings, with a value of €143m (transfer taxes included).

Total Group assets are €769m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust (SIIC) status. Affine's shares are listed on Euronext Paris (Ticker: IML FP/BTTP.PA; ISIN code: FR0000036105). It is included in the CAC Mid&Small, SIIC and IEIF indexes. Banimmo is also listed on Euronext.



To find out more: [www.affine.fr](http://www.affine.fr). Follow our news feed on: [https://twitter.com/Groupe\\_Affine](https://twitter.com/Groupe_Affine)

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#### ABOUT ICADE

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

*As an investor and a developer, Icade is an integrated real estate player which 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 closely involved 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 €11.4bn as of 06/30/18 on a proportionate consolidation basis) and as a property developer (2017 economic revenues of €1,209m), Icade has been 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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