

PRESS RELEASE
Paris and Toulouse, 19 March 2012, 7pm

PAREF and GA PROMOTION to develop “le Gaïa”, an 11,000 m² HQE/BBC office building in Nanterre

PAREF and GA PROMOTION have teamed up to launch the construction of “le Gaïa”, a building with a usable surface area of 11,000 m² located in Nanterre, in close proximity to La Défense and Puteaux. This joint project has been launched speculatively in response to a shortage, identified in this area, of high quality offices which are certified and guaranteed with a low energy rating. The building is to be delivered by July 2013.

Le Gaïa, designed by architects’ studio Atelier 115 (Ion Enescu), will be ideally located 3 minutes from public transport at Grande Arche de la Défense and 10 minutes from Place de l’Etoile.

With excellent connection to La Défense business district, the building will provide the 1,300 companies located in close proximity with a highly competitive non-high-rise alternative for their expansion projects.



Embodiment of the sustainable development policy initiated by the City of Nanterre, Le Gaïa has been designed with a genuine desire to reduce its ecological footprint. It will be built by GA Entreprise, acting as general contractor and will therefore benefit from all of GA’s construction processes and technology. The solutions developed to achieve HQE® (*high environmental quality*) certification and BBC (*low energy building*) standards include orientation of the main building elements, increased thermal insulation, solar protection for exposed facades, GA’s energy consumption guarantee, and the fact that more than 80% of office floor will benefit from direct daylight.

The 6-storey building, each storey with a surface area of between 1,240 m² and 1,800 m², is designed to accommodate one or several businesses. Either individual or open plan offices may be fitted out.

In addition to office space, the building will include a restaurant, cafeterias, reception areas, outdoor areas and gardens, which make it a pleasant place to work for the 700 people it will eventually be able to accommodate.

This development, whose investment will be borne in equal measure by the two partners, combines GA’s expertise as builder-developer and that of PAREF as a property management company (SCPI/OPCI/SIIC-type funds).

Architect: Ion Enescu, Atelier 115

Work start: April 2012 - delivery: July 2013

Marketing: BNP Paribas Real Estate / Jones Lang Lasalle / Paref Gestion

Legal advice: Lefèvre Pelletier & Associés / Depardieu Broca

About PAREF (www.paref.com)

PAREF Group operates in two major complementary areas:

- **Commercial and residential investments:** PAREF owns various commercial buildings in and out of the Paris region. The Group also owns the temporary usufruct of residential property in Paris.
- **Management on behalf of third parties:** PAREF GESTION, an AMF-certified subsidiary of PAREF manages 3 SCPIs and 3 OPCIs.

At 31 December 2011, the PAREF Group managed assets worth approximately € 720 million, of which € 179 million on its own account.

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PAREF shares have been listed on Eurolist Compartment C of the Euronext Paris Stock Exchange since December 2005
ISIN code: FR00110263202 - Ticker: PAR

About GA (www.ga-sa.fr)

GA has put into place a structure that facilitates the turnkey development of logistic, service, industrial and mixed-use buildings (offices, production and storage). As a Designer, Developer, General Contractor, Promoter and Manager, GA takes complete ownership of projects by controlling production, the development timeframe and price. At its own facilities, the company manufactures major structural and façade elements, as well as outdoor joinery, and has developed high-performance comfort and safety equipment controlled and managed by the GAPEO® system in order to help businesses reduce their energy consumption. GA stands out from the competition by providing a comprehensive, integrated response to the needs of users. Due to the nature of its organisation, the company provides contractors with a one-stop shop, from design to delivery of the building and future on-going maintenance, which guarantees quality, responsiveness and control of lead times.

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