

Paris, June 9, 2016

## **Gecina signs a preliminary agreement to acquire a building with 5,700 sq.m of space in Paris**

### **Investment of approximately 50 million euros at the heart of Paris**

Gecina has today signed a preliminary agreement to acquire an office building in Paris' 17<sup>th</sup> arrondissement, close to Paris' central business district, from the AVIVA Group. This building, offering 5,700 sq.m of space, was fully renovated in 2008 and has 104 parking spaces. The transaction represents approximately 50 million euros. With immediate annual revenues of 2.8 million euros, the building is close to 90% occupied, primarily by the CBRE Group, whose lease runs through to mid-2017.

### **Potential synergies with the neighboring building already owned by Gecina**

Located at 34 rue Guersant in Paris' 17th arrondissement, the asset is adjacent to another building that is already owned by Gecina at 32 rue Guersant, which is under redevelopment since the end of 2015, with delivery expected for 2018. The two assets could represent a combined complex with almost 20,000 sq.m of space, which is rare at the heart of Paris, while potentially offering significant operational synergies.

### **Acquisition in line with Gecina's strategy**

This acquisition is aligned with Gecina's strategy, aimed at further strengthening its exposure to Paris' most central sectors and Greater Paris' leading commercial hubs, where there are growing signs of a rental market upturn. Since the start of the year, Gecina has secured over 200 million euros of new investments in Issy les Moulineaux and Inner Paris. Alongside this, Gecina has sold three office buildings for almost 250 million euros in Suresnes, Neuilly and Rueil-Malmaison.



Since the beginning of 2015, Gecina has secured over 1.9 billion euros of new investments, with an average immediate or future yield of around 5.6%, in the best business districts in Paris and its immediate environment, meeting the profitability, security and value creation requirements for all its shareholders.

On this operation, Gecina was advised by Oudot & Associés and Orféo for the technical section. The seller was advised by Uguen Vidalenc & Associés.

---

#### **Gecina, a leading real estate group**

Gecina owns, manages and develops property holdings worth 12.9 billion euros at December 31, 2015, with 90% located in the Paris Region. The Group is building its business around France's leading office portfolio and a diversification division with residential assets, student residences and healthcare facilities. Gecina has put sustainable innovation at the heart of its strategy to create value, anticipate its customers' expectations and invest while respecting the environment, thanks to the dedication and expertise of its staff.

Gecina is a French real estate investment trust (SIIC) listed on Euronext Paris, and is part of the SBF 120, Euronext 100, FTSE4Good, DJSI Europe and World, Stoxx Global ESG Leaders and Vigeo indices. In line with its commitments to the community, Gecina has created a company foundation, which is focused on protecting the environment and supporting all forms of disability.

[www.gecina.fr](http://www.gecina.fr)

---

#### **GEcina CONTACTS**

##### **Financial communications**

Samuel Henry-Diesbach  
Tel: +33 (0)1 40 40 52 22  
samuelhenry-diesbach@gecina.fr

Virginie Sterling  
Tel: +33 (0)1 40 40 62 48  
virginiesterling@gecina.fr

##### **Press relations**

Brigitte Cachon  
Tel: +33 (0)1 40 40 62 45  
brigittecachon@gecina.fr

Armelle Miclo  
Tel: +33 (0)1 40 40 51 98  
armellemiclo@gecina.fr