

Official opening of two new Pullman and ibis Styles hotels in the heart of Paris-Charles de Gaulle Airport

On 6 April 2016, Foncière des Régions and Crédit Agricole Assurances, together with AccorHotels, the world's leading hotel operator, opened two new 3 and 4-star hotels in the heart of the Roissy air transport hub.



Present at the opening were Joël Sonnes – Manager of the Pullman Paris Roissy CDG Airport hotel, Damien Raphanel – Manager of the ibis Styles Paris CDG Airport Roissy hotel, Sophie Etchandy-Stabile – CEO of HotelServices AccorHotels France, Emeric Servin – Senior Advisor Real Estate at Crédit Agricole Assurances and Dominique Ozanne – CEO Hotels & Hospitality Management at Foncière des Régions and Chairman of FDM Management.

In 2014, Foncière des Régions (for both hotels) and Crédit Agricole Assurances, (for the ibis Styles Paris Roissy CDG Airport hotel) acquired this off-plan project from Eiffage. The Pullman Paris Roissy CDG Airport hotel is operated under a management agreement signed by AccorHotels and Foncière des Régions for a 20 year term. The ibis Styles Paris CDG Airport Roissy hotel is subject to a 12-year lease agreement, signed among the partners, under a joint investment with Crédit Agricole Assurances.

This major hotel project, delivered in November 2015 and designed by Arte Charpentier Architectes, includes more than 600 rooms spread across 27,300 m².

*"With this new transaction, Foncière des Régions is strengthening its long-term partnership with AccorHotels, reaffirming its position as the European leader in hotel real estate. We have invested nearly €780 million in this market during 2015 and intend to continue in this direction through 2016, thanks to our unique range of expertise, which includes turnkey developments, sale and leaseback transactions, leases and management agreements," emphasised **Dominique Ozanne**, CEO Hotels & Hospitality Management at Foncière des Régions and Chairman of FDM Management.*

*"For Credit Agricole Assurances, a long-term investor, these two hotels exemplify the pursuit of its real estate investment diversification strategy, particularly in an asset class offering an attractive and secure risk/return ratio with key partners, each an expert in their respective fields," explained **Emeric Servin**, Senior Advisor Real Estate at Crédit Agricole Assurances.*

The Paris-Charles de Gaulle hub: the leading airport in France, 2nd in Europe and 8th worldwide

The hotel complex enjoys an exceptional location at the centre of the airport. It is located only 50 m from the RER B train station with direct pedestrian access. Pedestrians also have easy access to all airport terminals and the TGV station, just minutes away *via* the CDGVAL automatic shuttle.

Both hotels, connected to the area's energy grid (heating, cooling, electricity) to achieve optimised and environmentally-responsible pooling of energy consumption, received the HQE "Very Good" certification and the BBC-effinergie label.

Pullman Paris Roissy CDG Airport

AccorHotels group hired architect-designer Christophe Pillet to design this high-end, comfortable hotel, which exemplifies enjoyment and relaxation, and offers travellers a distinctive experience. The designer created a sophisticated and elegant space using pure and simple lines, where light plays a leading role.

Its 305 rooms and suites, created in soft and natural tones, combine functionality and elegance for optimal comfort, ensuring that guests feel at home during their stay.

The well-lit, flexible business centre was designed to promote dialogue and can be adapted to all types of meetings, and includes the distinctive Business Playground by Pullman. Developed by the designer Matthieu Lehanneur, this unique space is ideally suited for brainstorming sessions and creative meetings.

The Pullman Paris Roissy CDG Airport is also a perfect stop for food lovers. At his restaurant, "Culinaire Bazaar", Chef Thierry Coutable offers authentic, inviting cuisine with a focus on beef, poultry and fish.

The Fitlounge, which offers a swimming pool, and the Fitness Center are perfect spots to unwind after work or a long journey.

ibis Styles Paris CDG Airport Roissy

This new hotel, designed by the Blanchet d'Istria firm, fully embodies the relaxed and playful style of the ibis Styles brand. Its futuristic and inviting space-themed design entices the hotel's guests to embark on a journey.

Its 305 rooms, decorated with a luminous back-lit moon at the head of the bed, are conceived as timeless capsules, creating a sense of weightlessness.

The ibis Styles Paris CDG Airport Roissy offers a fresh soup bar and a restaurant, Foody's Planet, with an international land travel theme offering flavours from around the world. The hotel is ideally suited for families and includes a play area for children.

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Foncière des Régions, co-créateur d'histoires immobilières

As a key player in real estate, Foncière des Régions has built its growth and its portfolio on the key and characteristic value of partnership. With a total portfolio valued at €18Bn (€11Bn in group share), located in the high-growth markets of France, Germany and Italy, Foncière des Régions is now the recognised partner of companies and territories which it supports with its two-fold real estate strategy: adding value to existing urban property and designing buildings for the future.

Foncière des Régions mainly works alongside Key Accounts (Orange, Suez Environnement, EDF, Dassault Systèmes, Thales, Eiffage, etc) in the Offices market as well as being a pioneering and astute operator in the two other profitable sectors of the Residential market in Germany and Hotels in Europe.

Foncière des Régions shares are listed in the Euronext Paris A compartment (FR0000064578 - FDR), are admitted to trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, and in the FTSE4 Good, DJSI World and Euronext Vigeo (World 120, Eurozone 120, Europe 120 et France 20) ethical indices.

Foncière des Régions is rated BBB/Stable by Standard and Poor's.

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Crédit Agricole Assurances has 4,000 employees. Its sales at the end of 2015 amounted to €30.4 billion (IFRS).

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SUMMARY SHEET - IBIS STYLES PARIS CDG AIRPORT ROISSY

<p>Parties involved: Developer: Eiffage Immobilier - manager of SH RoissyPôle Architect: Arte Charpentier Architectes Builder: Eiffage Construction Tenant: AccorHotels Owner and investor: Foncière des Régions and Crédit Agricole Assurances</p>	<p><u>ibis Styles Paris CDG Airport Roissy</u> A strategic geographic location</p> <ul style="list-style-type: none">• At the heart of Roissy CDG Airport, opposite Terminal 3 and in immediate proximity to other terminals <i>via</i> CDGVAL• 30 minutes from Paris• A1 motorway, exit CDG RoissyPôle EST• TGV Roissy Charles de Gaulle
<p><u>ibis Styles Paris CDG Airport Roissy in a nutshell:</u> The ibis Styles Paris CDG Airport Roissy hotel offers a boundless journey through space, through its futuristic and inviting design by the firm Blanchet d'Istria</p> <ul style="list-style-type: none">• Delivery in November 2015• Leased and operated by AccorHotels• 7,800 m² across 10 floors• 305 rooms• Restaurant, bar, snacks available• High-speed Internet/Wi-fi in public areas• Well-suited for families with a play area for children• Private covered parking <p>A cost-effective design</p> <ul style="list-style-type: none">• HQE "Very Good" and BBC-effinergie	<p><u>Key info - AccorHotels group:</u></p> <ul style="list-style-type: none">• World's leading hotel operator• Present in 92 countries with 3,900 hotels and 190,000 employees• Operating on five continents through 17 hotel brands, ranging from luxury to economy <p><u>Key info ibis Styles:</u></p> <ul style="list-style-type: none">• ibis Styles is the AccorHotels group's non-standardised designer economy brand• It is present in 30 countries, with 310 hotels and 29,274 rooms

ibis Styles Paris CDG Airport Roissy portfolio: visuals available in HD upon request
Photo credit: Abaca Corporate & Nicolas Fleuré



SUMMARY SHEET - PULLMAN PARIS ROISSY CDG AIRPORT

Parties involved:

Developer: Eiffage Immobilier - manager of SH RoissyPôle
Architect: Arte Charpentier Architectes
Builder: Eiffage Construction
Tenant: AccorHotels
Owner and investor: Foncière des Régions

Pullman Paris Roissy CDG Airport:

A strategic geographic location

- At the heart of Roissy CDG Airport, opposite Terminal 3 and in immediate proximity to other terminals via CDGVAL
- 30 minutes from Paris
- A1 motorway, exit CDG RoissyPôle EST
- TGV Roissy Charles de Gaulle

Pullman Paris Roissy CDG Airport in a nutshell:

Sophistication and elegance define these spaces, put together by designer Christophe Pillet. The Pullman Paris Roissy CDG Airport offers a new approach to the "art of hospitality".

- Delivery in November 2015
- Leased and operated by AccorHotels
- 305 rooms and suites
- Architect/designer: Christophe Pillet
- High-speed Internet/Wi-fi in public areas
- 1,600 m² of meeting space with 13 flexible rooms
- 500 m² Fitlounge with hammam, sauna and 20.5 m by 7.5 m swimming pool
- 140 m² Fitness Center open 24 hours a day, 7 days a week
- Culinaire Bazaar offers deliciously authentic and inviting cuisine
- Cocktail bar
- Private covered parking

A cost-effective design

- HQE "Very Good" and BBC-effinergie

Key info - AccorHotels group:

- World's leading hotel operator
- Present in 92 countries with 3,900 hotels and 190,000 employees
- Operating on 5 continents through 17 hotel brands, ranging from luxury to economy

Key info - Pullman:

- Pullman is the high-end international brand of AccorHotels group
- It operates in 31 countries, with 108 hotels and more than 24,000 rooms

**Pullman Paris Roissy CDG Airport portfolio: visuals available in HD upon request
Photo credit: Abaca Corporate & Jacques Yves Gucia**

