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COMPANY PROFILE

France



REDEVCO

business in balance

Redevco

– Founded in 1999 Redevco is one of Europe's leading real estate companies specialized in retail. Redevco's main tenants comprise major names including C&A, Carrefour, Sephora, H&M, FNAC, Monoprix, Celio.

Pau - Palais des Pyrénées



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A steady growth

After a spectacular recovery, France's property market has been seeing a steady expansion year after year, in retail space as well as offices and warehouses. Against that background, Redevco launched an ambitious acquisition programme in 2000. Today, the estimated value of its portfolio, which includes retail space, offices and industrial sites, is one billion euros. Our goal is to increase that figure to 1.6 billion euros by 2010.

Given this steady demand, growth has now become a major challenge for us. As the prime mover behind numerous development projects, Redevco focuses on quality and a long-term perspective. We know exactly what we're looking for: we want to build projects that will help us create significant added value so we can invest for the long term and at the same time incorporate sustainable development into our thinking at every opportunity. We anticipate changes in consumption habits and we adapt our buildings to fully reflect the current and future needs of our tenants. That's why we're seen as a reliable, professional business, with the financial resources to match our ambitions.

Clear priorities

In the short term, we expect to acquire and develop assets in France's major cities such as Paris, Lyon, Marseilles and Bordeaux, both in

the city centre and in suburban areas near major access roads. Our ambition is to create true neighbourhoods by injecting them with new life. Our efforts are focused on providing access to thriving retail sites whose location and size are appropriate and aesthetically appealing, in order to meet the expectations of the public in France today.

We're living in a time of change, indeed revolutionary change when it comes to urban development. Contemporary lifestyles are creating a new type of demand that calls for friendly, welcoming sites adapted to an increasingly urban, aging, fun-loving population that prizes security and comfort. To ensure a harmonious future for our cities and city centres, we especially need quality retailing that's integrated into the urban fabric rather than being outside it or set apart from it. These days, city centres and suburban areas alike need to combine economic initiative and proximity in order to create a vibrant urban area. With this in mind, Redevco is cultivating close relations with elected officials, city governments, promoters and investors. We've also partnered with major international retail chains such as C&A, Carrefour, Sephora, H&M, FNAC, Monoprix, and Célio as well as numerous independent and franchise retailers, particularly on projects that Redevco is developing in partnership with cities to strengthen the urban retail infrastructure.

Aix-en-Provence Bordeaux Clermont-Ferrand Dijon LeHavre Lille Lyon Marseilles Metz Montpel

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We invest
for the
long term



These include Le Palais des Pyrénées (in Pau), Les Allées Provençales (Aix en Provence), Les Quatre Chênes (Pontault-Combault), Avaricum (Bourges), and our plans to build a retail eco-district, Place Sainte Catherine, in Bordeaux.

A team of experts

We currently have a workforce of 25. Given the size of our portfolio, we have opted to divide our staff into two major departments, each directed by a portfolio manager who's backed by an asset management and development team. We have our own construction team as well.

A large degree of independence

One of Redevco's strengths is the considerable freedom given by the parent company to each of the national subsidiaries, enabling them to tailor their approach more closely to the culture of the country in which they are working. Consequently, partners have great confidence in the local team which, imbued with the Redevco family ethics, is fair and friendly in its dealings with them. This trust underlies the steady stream of high-quality business that Redevco France attracts, and is the secret of its success to date.

Redevco France strives to meet high humanitarian and ethical standards. Each country has been given a degree of independence to ensure sustained development

Trophy assets

- **Paris** - 45, boulevard Haussmann (C&A and offices, 14,000 sq.m)
- **Paris** - 122/124, rue de Rivoli (C&A and offices, 13,000 sq.m)
- **Paris** - 70, avenue des Champs Elysées (Sephora, 1,750 sq.m)
- **Aix en Provence** - Les Allées Provençales (43 units, 14,000 sq.m)
- **Pau** - Le Palais des Pyrénées (16 units, 10,000 sq.m)

by focusing on the local market, local suppliers and local estate agents. In return, the professionalism of Redevco Europe means that the company is able to maintain high European quality standards, an achievement that is increasingly being widely recognised. been given a degree of independence to ensure sustained development by focusing on the local market, local suppliers and local estate agents. In return, the professionalism of Redevco Europe means that the company is able to maintain high European quality standards, an achievement that is increasingly being widely recognised.

Key figures

Net asset value of portfolio:	€ 1,0 billion
Number of properties:	103
Number of leases:	278
Total leasable area:	387,000 sq.m.
Occupancy rate:	97,1%

lier Nancy Nantes Nice Nîmes Orléans Paris Pau Rouen Strasbourg Toulon Toulouse Valence





Bourges - Avaricum

Our main projects:

- **Paris**, 3 rue du Havre, Refurbishment of mixed-use high street property : offices and 500 sq.m let to Jennyfer
- Opening September 2008
- **Hagenau** (Alsace, near Strasbourg) **Quartier Barberousse**, 3,500 sq.m high street retail
- Opening 2009
- **Pontault-Combault** (Paris Region) **Les Quatre Chênes**, 43,000 sq.m retail park let to the anchor tenants : Leclerc, Bricorama, Media Saturn, C&A
- Opening 2009
- **Paris**, 65 rue de Rivoli, Refurbishment of mixed-use high street property : residential and 2,000 sq.m let to Celio and Jennyfer
- Opening 2010
- **Lyon La Part Dieu Cours Oxygène**, 5,800 sq.m shopping mall let to the anchor tenant: Monoprix
- Opening 2010
- **Bourges Avaricum**, 5,000 sq.m open air shopping center
- Opening 2010
- **Rosny 2 Regional Shopping Centre** (Paris Region), 1,900 sq.m extension in existing shopping centre
- Opening 2011
- **Bordeaux Sud-Ouest**, 12,000 sq.m open air shopping center
- Opening 2012

We know
exactly
 what we want



Creation Asset Management

Dynamic Development



Board of Redevco France (from left to right)
 Laurent de Sayve, Senior Portfolio Manager
 Jean-Christophe Bretxa, Managing Director
 Anouk Dinkgreve, Financial Director

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