

***Française Real Estate Managers (REM) acquires the Higashi office building in the Hikari positive-energy mixed-use development in Lyon-Confluence from Bouygues Immobilier***

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*Higashi © Cyrille Thomas*

Française REM has bought the Higashi office building from Bouygues Immobilier, on behalf of its LFP Immo SR 2 property investment scheme (OPCI).

The building is one of three in the Hikari programme (Higashi, Minami and Nishi), the first mixed-use positive-energy development in Europe. It is located centrally in the Lyon Confluence district. The complex, which spans over 12,000 m<sup>2</sup>, comprises offices, residential units and shops, and is equipped with cutting-edge technologies in terms of sustainable development and renewable energies. It was designed by Kengo Kuma. The development's energy consumption will be 50-60% below standards under 2012 thermal regulations.

Higashi is an eight-storey building with a net surface area of 5,820 m<sup>2</sup>, consisting of 5,261 m<sup>2</sup> of office space and 559 m<sup>2</sup> of retail space, plus 35 underground car parking spaces. Handover is scheduled for July 2015.

The office building has been pre-let to Deloitte. In the retail space, Paul-Bocuse group will develop its new "Ouest Express" fast-food concept. BNP Paribas also plans to open a branch in the complex.

This transaction fits perfectly with Groupe La Française's long-standing socially-responsible investment policy, a commitment that is fully expressed in its new long-term investing philosophy - SAI (Stratégie Avancée d'Investissement).

Last June Hikari received the Pyramide d'Or award from the French Federation of Property Developers. This nationwide prize is awarded annually to programmes rated top for energy efficiency and the incorporation of environmental, sustainability and aesthetic criteria.

### **About Bouygues Immobilier**

Bouygues Immobilier is a leading private property developer in France and Europe, with 1,558 employees at 31 December 2013 and sales of €2,510 million in 2013. With 35 branches in France, two elsewhere in Europe, and one in Morocco, the company has over 50 years' experience in developing residential, corporate and commercial projects for customers in more than 230 towns and cities. Embracing an active approach to sustainable development and innovation, Bouygues Immobilier is committed to continuously improving both the technical and architectural quality of its buildings and customer satisfaction. Bouygues Immobilier was the first property developer in France to achieve ISO 9001 certification. On 1 July 2010, it initiated a systematic approach to obtaining BBC-effinergie® certification for all of its residential properties, more than two and a half years ahead of schedule.

### **Contacts**

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