



**Press release:**  
Paris, 24<sup>th</sup> May 2011

## **ICADE presells the “PRELUDE” building in Bordeaux, the future Euratlantique district’s first office building, to UFG-LFP before construction**

Icade has signed the sale of the “Prélude” building at Bordeaux Euratlantique, in the heart of the future business district, with UFG-LFP, on behalf of the real estate investment company (*SCPI*) UFG Pierre. Designed by the Chaix & Morel firm of architects, this office building, for which Icade is the property developer, is High Quality Environmental standard certified (*HQE*) and bears the low-energy consumption label (*BBC*) with 7 floors in addition to the ground floor, built on a surface area of 8,475 m<sup>2</sup> (with 55 parking spaces).

The investment represents a transaction for an all-inclusive price of €21.6 M ex tax. This sale marks a recovery of the market; it represents one of the first regional speculative sales since the crisis.

In this transaction, the purchaser was advised by the 14 Pyramides notarial practice, while the seller was advised by the Tardy-Planechaud & Buri notarial practice. The marketing was organised by Colliers UFG PM Tourny Meyer.

Its delivery is scheduled for the first quarter of 2013.

### **About Icade:**

Icade is a real estate company, which is listed on the stock exchange and is a subsidiary of the Caisse des Dépôts. It carries out business activities in property investment and development and associated services in the office, service sector development, shopping centre, public amenities, health and housing sectors. Icade's expertise in its various lines of business allows it to provide personalised solutions for its clients and to give appropriate responses to current concerns in the property sector as a whole. In 2010, Icade's consolidated sales totalled 1,432 million euros with a net current cash flow of 175 million euros. At 31 December 2010, the value of its net assets reached 4,187 million euros, i.e. 81.4 euros per share.

**About UFG-LFP: Together, giving new meaning to finance.** UFG-LFP is an asset management group combining expertise in securities and in real estate. Its main shareholder is Crédit Mutuel Nord Europe (80.14%), alongside private shareholders and the Group's executive management and employees (14.85%) and institutional investors, MACSF and Group Monceau (5.01%).

The Group is a leader in UCITS collective investment scheme management, theme-based management, socially-responsible investment and alternative multi-management. It is a key player in property investments, covering asset management and services as well as private equity business activities. UFG-LFP's customers are diverse and include institutional investors, bank networks, platforms and independent agents. UFG-LFP is currently developing its services for private and international clients.

UFG-LFP currently manages assets totalling nearly €35 billion. It endeavours to "restore meaning to finance" through its commitment to understanding major trends and their impact on the economy and the capital markets. By offering access to socially-responsible investments across all asset classes, while respecting the interests of its clients, UFG-LFP demonstrates its ability to create solutions that are tailored to the needs and constraints of its clients over the long term.

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