

Val d'Europe targets service to companies with Forum 2

Val d'Europe, 11 July 2011 – The first stone ceremony for Forum 2 was held on Wednesday 29 June in the Parc d'Entreprises, Paris – Val d'Europe. The construction of Forum 2 will complete the offer of nearby services already open to the companies of the Parc d'Entreprises and to reinforce the attraction of our tertiary offer in the Eastern Paris region.

Gauthier Costentin and Jean-Louis Cloud, respectively managers of GCI and CJL Immobilier, placed the first stone of Forum 2, in the presence of Jean-Paul Balcou, President of the SAN, Arnaud de Belenet, President of EPAFrance, Mayor of Bailly-Romainvilliers, Denis Gayaudon, Mayor of Serris and Francis Borezée, Vice President Real Estate and Tourism Development at Euro Disney Associés S.C.A.

With the construction of Forum 2 the tertiary companies that settle in the Parc d'Entreprises, Paris - Val d'Europe will benefit from an increasingly successful offer of nearby services (fitness centre, inter-corporate restaurant, day-care centre...). This offer completes the attraction of this site that boasts of a unique work environment located immediately near to state of the art infrastructures (1st TGV HUB in France) and an existing, structured community of business leaders. Over 900 companies settled in Val d'Europe already benefit from these assets.

This second pole of life will be set up at the entrance of the Parc d'Entreprises and will make it possible to welcome companies, with office space available for rent or sale that goes from 15 to 1800 m². The program will be carried out in one single phase given the commercial success it has met. Indeed, 70 % of the area is for sale as of the phase of the first stone ceremony. Consequently 4 600 m² of commercial and office use will be delivered as of the end of 2011.

Francis Borezée explained again that *«the Business Village is aimed at all companies and organizations sensitive to the criteria of innovation, of mobility, of environmental quality, and of accessibility»*. He specified *«We offered those companies that invent new software an innovating work atmosphere, both from the technological and natural points of view, conjugating pleasure and performance.»*

Gauthier Costentin and Jean-Louis Cloud explain *« the first stone ceremony reinforces our position as major economic actors from the Val d'Europe and we are particularly proud of having contributed to the town's development since we will have delivered over 42 000 m² of office space and business premises by the end of 2011. »*

They continue *«The sale of an asset of the Forum du Parc, which we delivered with a sound commercial success in 2009, has had a return on investment superior to 8 %, which gives you an idea of the territory's growth perspectives»*. GCI has also recently purchased, together with the company Jericho, the Techniparc located in the heart of Val d'Europe. The operation, carried out by Goodman in 2006, developed 2 722 m² of business/office space and has been rented to 3 lessees with firm, 6-year commercial leases.



Euro Disney Associés S.C.A.



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About GCI and CJL immobilier

"GCI and CJL immobilier focus on quality real estate programs with a high level of services. The statute of local operator gives us a specific expertise of the sites and greater proximity to our clients. We are N°1 in corporate real estate at Val d'Europe with over 42.000 M2 of premises built and occupied. The key to our success rests in our evaluations, made to meet in so far as possible our buyers' needs."

About Val d'Europe

The result of a unique public-private partnership in France, Val d'Europe is part of a General Interest Project to develop on 1,943 hectares, and over 30 years, the number one European tourist destination - Disneyland® Paris - combined with a town, contributing to reinforce Eastern Ile-de-France. Val d'Europe represents all the assets of major urban business cluster: 24,000 residents, 21,000 jobs, numerous shops and facilities, over 224,000 sqm of fully developed, or underway, business and commercial properties - with an additional 136,000 sqm office space for Euro Disney's own use - and a vast infrastructure network permitting international access (leading TGV hub in France, 2 RER A-line stations, 3 exits to the A4 motorway). Val d'Europe boasts of a "town in the country" atmosphere, regulated development and innovative spirit that places it today as one of the major economic and urban clusters in Eastern Ile-de-France.