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PRESS RELEASE

Groupama Immobilier signs with Oxford Properties Group a sale commitment for *Window*, an iconic building in La Défense

Groupama Immobilier just signed a sales commitment on the *Window* building, which the company owns in La Défense, with Oxford Properties Group, the real estate investment arm of the province of Ontario's municipal employees' pension fund Omers.

The sale will be effective when the lease is actually taken up by RTE, at the end of 2018.

Since 2015, Groupama Immobilier has been carrying out comprehensive restructuring work on the former *Elysée Défense* building to turn it into an innovative architectural feature, in line with contemporary professional practices, and a **symbol of the new La Défense:**

- **The new emblematic façade of the *Window* building**, designed as a great theatre curtain facing the CNIT shopping centre and the iconic Grande Arche, will be visible to all visitors on La Défense's esplanade;
- In this low-rise, 7-storey, 150-metre-long "**horizontal tower**", the open-plan offices will cover a surface area of **4,500 m²** (48,000 square feet, twice the usual in La Défense), offering fluid movement of people, modern, flexible and collaborative workspaces, and a sense of unity for RTE employees (the electricity distributor signed a 12-year lease, effective October 2018, upon completion of the works).

Window's forward sale transaction is itself emblematic:

- **A sale-upon-delivery model.** Groupama Immobilier remains in charge of the project until delivery and the start of the lease. This is a responsible commitment made to RTE, the future tenant;
- **A model for managing large real estate projects.** With *Window*, Groupama Immobilier demonstrates the strength of its approach: to carry out large-scale projects while maintaining control of all the stages (development, management of the works, rental and forward sale).

The sale of *Window* is a very strong sign of the attractiveness of La Défense, with the arrival of a major international investor in the district more than a year before the end of the works. It will also help **Groupama remain a major player, committed to transforming Europe's leading business district, through another project under development a few hundred metres from *Window*: *The Link***, a future 244-metre tower, split into two wings linked by 30

garden-footbridges, which will revolutionise the way people work in the coming 20 or 30 years.

In this transaction, Groupama Immobilier was supported by notaries Wargny Katz (Marc Paturel) and law firms Allen & Overy (Jean-Dominique Casalta and Antoine Chatry) and Arsene Taxand (Franck Llinas).