



Paris, 18 October 2018

Groupama announced the sale, by its subsidiary Groupama Immobilier, of Window, the emblematic building in the Paris-La Défense business district, to Oxford Properties Group for €477 million.



About the Groupama Group

Through its three brands (Groupama, Gan and Amaguiz), Groupama, one of France's leading mutual insurance groups, provides insurance and banking services in eleven countries. The group has 12.5 million customers and 32,500 employees worldwide, with annual revenues of €13.8 billion. Follow the Groupama Group's news on our website (www.groupama.com) and our Twitter account (@GroupGroupama).

GROUPAMA IMMOBILIER SELLS, EMBLEMATIC LA DEFENSE BUILDING *WINDOW*, TO OXFORD PROPERTIES GROUP.

The sale contract was signed with Oxford Properties, the real estate arm of the Province of Ontario's municipal employees' pension fund OMERS, advised by Hines. Window is fully leased by RTE for a fixed period of 12 years.

Since 2015, Groupama Immobilier has carried out complete restructuring work on the former Elysée Défense building, turning it into an innovative architectural landmark offering 44,000 m² of floor space, a symbol of the new face of the La Défense business district in Paris:

- **Window's new iconic façade**, designed as a large theatre curtain, faces the CNIT building and the Grande Arche. It will be visible to all visitors on the pedestrian outdoor concourse.
- **In this seven-storey, 150-metre long "horizontal tower"**, the open plan offices extend over **4,500 m²** (twice the usual surface area in La Défense), enabling the fluid movement of people and offering modern, flexible and collaborative facilities, and a sense of togetherness for RTE employees (the electricity distributor signed in 2016 a fixed 12-year lease, with an effective start date in October 2018).

In July 2017, Groupama Immobilier signed a pre-sale agreement on Window, which was itself emblematic:

- **A sale upon delivery model.** Groupama Immobilier remained in charge of the site until its delivery and the beginning of the lease. A responsible commitment given to RTE.
- **A management model for a major real estate project.** Groupama Immobilier has demonstrated with Window the solidity of its model: to carry out large-scale projects while maintaining control over all stages (development, construction management, lease and pre-sale).

Window's final sale is a very strong signal of La Défense's attractiveness, with the arrival of a major international investor. It will also help **Groupama remain a major player in the area, committed to the transformation of Europe's leading business district.**

Indeed, Groupama Immobilier is developing another project a few hundred metres from Window: **the future 244-metre skyscraper The Link, made up of two wings connected by 30 planted footbridges – a revolution in office tower standards.**

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

**About Groupama Immobilier**

Groupama Immobilier is the Groupama Group's management vehicle specialised in real estate activities (commercial and residential). On behalf of its principals, the company manages a €3.7 billion portfolio (end 2017), making it one of France's leading managers of real estate assets.

www.groupama-immobilier.fr

Press Contact

Guillaume Fregni – guillaume.fregni@groupama.com – Tel.: +33 (0)1 44 56 28 56