

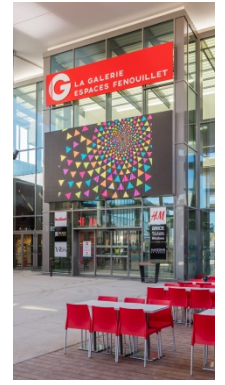
# MERCIALYS

PRESS RELEASE

Paris, November 8, 2016

## MERCIALYS TODAY UNVEILS ITS BIGGEST PROJECT TO DATE – LA GALERIE ESPACES FENOUILLET– IN TOULOUSE

La Galerie Espaces Fenouillet is an 85,000 sq.m new-generation shopping and leisure center just north of Toulouse, boasting 110 stores and 10 restaurants, 2 retail parks, a 10,000 sq.m hypermarket, an eight-screen multiplex cinema, a 6,000 sq.m gourmet food court and 3,000 parking spaces.



70 of La Galerie Espaces Fenouillet's 110 stores are new and thanks to the quality of the development and its strategic location, it has been able to attract **top French and international brands (H&M, Mango, New Yorker, Hema, Cultura, JD Sport, Maisons du Monde, La Grande Récré, etc.)** as well as local stores.

Certain brands – Calliope (prêt-à-porter) and In Pala Mia (Italian Fast food) – have chosen La Galerie Espaces Fenouillet as the location for their first French outlets.

But La Galerie Espaces Fenouillet is also **a vibrant recreational and leisure center with a cinema, restaurants, food court, crèche and sports center...** all underpinned by a diverse artistic and events program thanks to **partnerships forged with top local cultural institutions.**

The Food Court on which the entire shopping center converges will be opening soon: in addition to food stores and restaurants, **it will house local Michelin two-star Chef Yannick Delpech's newest bistro** – La Cantine des Halles – together with local artisans and regional producers carefully selected in consultation with the Chef. Biocoop, France's leading organic foodstore, will also be opening in the Food Court. La Galerie Espaces Fenouillet will soon be home to **the first Kinopolis multiplex cinema in south western France:** the eight screen, 4,000 sq.m complex will have a total capacity of 1,100.

### A CONNECTED RETAIL HUB WITH NEW SERVICES THAT MAKE CUSTOMER' LIVES EASIER

The "**Challenge Fidélité**" digital loyalty program launches today. Customers may sign up via the "**G La Galerie**" app (available on Android and iOS) and clock up generous rewards each time they visit one of the stores in the center. Loyal customers can win €60 euros worth of gift tokens every four months.

**Customers may also avail of a brand new website.** It is more comprehensive and easier to use and provides access to all **information about the center and available services** as well as local news, the latest shopping trends and events involving local store owners.

## **A HIGHLY AMBITIOUS PROJECT THAT BLENDS CONTEMPORARY ARCHITECTURE WITH HIGH ENVIRONMENTAL QUALITY**

La Galerie Espaces Fenouillet is a perfect example of Mercialys' expertise and innovativeness at work. This new-generation shopping center is of considerable importance for the structural development of the whole northern Toulouse area and its **design was entrusted to the L35 firm of architects**. It is a high-quality living environment conceived on an "urban" scale to send out a strong architectural message. The **landscaped car park (comprising 600 trees) functions as a "green lung" and helps the center to blend into its environment**. The combination of LED and natural shed-type lighting helps limit energy consumption and the **center is in the process of obtaining environmental certification** via the BREEAM building assessment process.

The façade comprises a succession of different volumes and materials – brick, metal and glass – and gives people the impression they are entering through a wide open door. Side windows provide **natural light throughout the interior of the mall and help showcase the various different stores**. The new extension to the shopping center links the old mall to the retail park as well as providing space for new stores.

The entrances to the shopping center are **designed like squares and recreational areas with entertainment** where visitors may pause a while **and relax**. The square in front of the Northern entrance is shaded by a pergola and organized around restaurants and a cinema to create a **convivial meeting place and leisure area**.

La Galerie Espaces Fenouillet provides a new opportunity to roll out Mercialys' "G La Galerie" concept: a simple, pragmatic concept that relies on effective modern signs both inside and outside the center to simplify the customers' shopping experience.

### **La Galerie Espaces Fenouillet in figures**

85 000 sq.m  
110 stores,  
1 multiplex cinema, 1 food court,  
10 restaurants, 1 hypermarket  
1,055 jobs (including 700 new jobs)

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This press release may be consulted at [www.mercialys.com](http://www.mercialys.com)

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## **About Mercialys**

Mercialys is one of France's leading real estate companies, focused exclusively on retail property. At June 30, 2016, Mercialys had a portfolio of 2,240 leases, representing a rental value of Euro 176.8 million on an annualized basis.

At June 30, 2016, it owned properties with an estimated value of Euro 3.7 billion (including transfer taxes). Mercialys has had "SIIC" real estate investment trust (REIT) tax status since November 1, 2005 and has been listed on Euronext Paris Compartment A (ticker: MERY) since its initial public offering on October 12, 2005. At June 30, 2016, there were 92,049,169 shares outstanding.

### **IMPORTANT INFORMATION**

*This press release contains certain forward-looking statements regarding future events, trends, projects or targets.*

*These forward-looking statements are subject to identified and unidentified risks and uncertainties that could cause actual results to differ materially from the results anticipated in the forward-looking statements. Please refer to the Mercialys shelf registration document available at [www.mercialys.com](http://www.mercialys.com) for the year ended December 31, 2015 for more details regarding certain factors, risks and uncertainties that could affect Mercialys' business.*

*Mercialys makes no undertaking in any form to publish updates or adjustments to these forward-looking statements, nor to report new information, new future events or any other circumstances that might cause these statements to be revised.*