

## CRÉDIT AGRICOLE IMMOBILIER AND THE GA GROUP JOIN FORCES TO BUILD A NEW OFFICE BUILDING IN TOULOUSE



**Crédit Agricole Immobilier and the GA Group have just launched a new office building in the Borderouge quarter of Toulouse. Designed by the architectural firm CDA Architectes, the 4,500-m<sup>2</sup> building with three-storeys and a basement level will accommodate the 350 Crédit Agricole Immobilier employees based in Toulouse. There will be 175 parking places, some above ground and some in the basement.**

The building is exceptionally well located in the region, steps away from the Borderouge métro station and very close to the vast Carré des Maourines square and the gardens of the Natural History Museum of Toulouse.

All the components of the building's structure and façade will be prefabricated in GA's factories in Labège, then transported to the construction site and assembled. Thanks to this atypical construction method specific to the GA Group, this office building will be built in just 8 months.

Designed to be a pleasant place to live and work, these new-generation offices will be managed by GAPÉO<sup>®</sup> - Active Computer-Aided Management of Energy Efficiency – a system developed by the GA Group. Temperature, light and ventilation will be monitored and adjusted in real time in order to ensure Crédit Agricole Immobilier employees' comfort while minimizing their energy consumption.

*"The new project reflects our conviction that everything must be designed to foster our clients' performance and well-being,"* says Sébastien Matty, the GA Group Chairman .

*"Like many companies that are moving into this new district, Crédit Agricole Immobilier has decided to group its Toulouse-based teams together in a single building, thereby giving its brand fresh impetus in the city. For us it is a real managerial project,"* explains Michel Goutorbe, CEO of Crédit Agricole Immobilier.

This new office scheme is aiming to achieve HQE<sup>®</sup> certification and, as part of an Energy Performance Contract, has a commitment to energy consumption of less than 45 kWh per m<sup>2</sup> a year for heating, cooling, ventilation and lighting.

The building is scheduled to be completed in April 2017.

Crédit Agricole Immobilier and GA Group were advised by CBRE Advisory teams on this transaction.

## About the GA Group

As a designer, builder, developer and manager all rolled into one, Group GA brings its know-how to every phase of the businesses of commercial property: locating building sites; financing, designing, building, maintaining and managing buildings; and keeping energy consumption low.

Driven by the conviction that real estate contributes to a business's performance, GA is committed to an ambitious approach in terms of design, innovation and ergonomics that aims to make its buildings pleasant to live and work in. The belief is that high-quality spaces stimulate occupants to achieve their very best.

GA's long-established uniqueness lies in the exclusive building process it has developed, which entails precast concrete and mechanical assembly of equipment and of façade and structural components. All of this is produced in GA's five factories in France, located in Colmar, Criquebeuf and L'Aigle in Normandy, and Labège in the outskirts of Toulouse. This perfectly mastered industrial process is the guarantee of high-quality workmanship and compliance with cost and deadline commitments.

For 2015, GA expects a consolidated turnover of 170 million euros.

[www.ga.fr](http://www.ga.fr)



## About Crédit Agricole Immobilier, the Crédit Agricole Group's comprehensive property expert

Crédit Agricole Immobilier is involved with real estate projects from A to Z nation wide -- building, managing, operating and carrying out sales between investors on behalf of individuals, companies, public authorities and institutional investors. It is a subsidiary 50% of whose controlling interest is owned by Crédit Agricole S.A. and 50% by Caisses Régionales. It coordinates and manages the property branch of the Crédit Agricole group and, as head of the Square Habitat network, leads the network of Crédit Agricole estate agencies in France, in conjunction with Caisses Régionales. A trustworthy property expert, Crédit Agricole Immobilier strives to turn the new challenges society faces into day-to-day issues; social commitment, responsible purchases and anticipation of the Responsible Building 2020 building standards defined by the Grenelle environmental talks' building plan are its major strategic focuses.

Crédit Agricole Immobilier in figures, at end 2014:

3,500 housing units in production and 227,600 m<sup>2</sup> of offices under way in real estate development

Over 300,000 lots in property administration managed by Crédit Agricole Immobilier and Square Habitat

€873 million of annual issuance of receipt in property management

Facility management of more than 563,000 m<sup>2</sup> of space

€3.5 billion of residential and tertiary assets under management in advisory and value enhancement

585 estate agencies coordinated by the head of the network Square Habitat

[www.ca-immobilier-corporate.fr](http://www.ca-immobilier-corporate.fr)

## Press Contact

Elodie Le Breton – [e.lebreton@ga.fr](mailto:e.lebreton@ga.fr) - +33 (0)6 67 22 00 97

Célia Forest – [celia.forest@agencepremiere.com](mailto:celia.forest@agencepremiere.com) - +33 (0)6 67 40 02 60

Cynthia Trules – [cynthia.trules@ca-immobilier.fr](mailto:cynthia.trules@ca-immobilier.fr) – +33 (0)6 12 63 05 59

Christy Colombain – [christy.colombain@ca-immobilier.fr](mailto:christy.colombain@ca-immobilier.fr) – +33 (0)6 71 65 87 40