



A new investment hot spot

By Hugues Parant, CEO Euroméditerranée





UNITED KINGDOM

BELGIUM

GERMANY

EUROPE

AFRICA

• PARIS

FRANCE

SWITZERLAND

PORTUGAL

SPAIN

• BARCELONA

MARSEILLE •

• NICE

• MONACO

• GENOVA

ITALY

MARSEILLE PROVENCE: KEY PROJECTS AND INTERNATIONAL LEADERS

RICARD World leader in premium & prestige spirits

CIS 3rd company in the world specialised in services in remote sites

ONET French engineering & service leader: €1.7 billion turnover

sodexo * Global services across 80 countries: 425,000 employees

ORTEC Designer & developer of multitechnical solutions for energy, industrial processes and IT

SNEF Leader in engineering services for industry (energy, aeronautics, chemicals...)

ITER
International Thermonuclear Experimental Reactor
€18 Billion investment
34 countries involved

AIRBUS HELICOPTERS 1st worldwide helicopters manufacturer

DAHER Integrated industrial systems for aeronautics and advanced technologies: €1 billion turnover

HENRI FABRE
A new model for industrial development: 180 hectares dedicated to aeronautics, energy and shipbuilding
7,000 jobs by 2025

THE CAMP
International Campus of foresight, innovation, training and experimentation dedicated to the SmartCity

STMicroelectronics 1st european manufacturer of semiconductors

gemalto * 1st worldwide manufacturer of smartcards

PIICTO
Industrial & Innovation Platform
1 200 Hectares
€2 billion Turnover
5 Million Tons freight
3000 jobs

Q&C INDUSTRIES Quechen, No. 3 worldwide silica manufacturer for «green tires»

innate pharma Biotechnology company specialised in oncology, pioneer in the discovery of checkpoint inhibitors

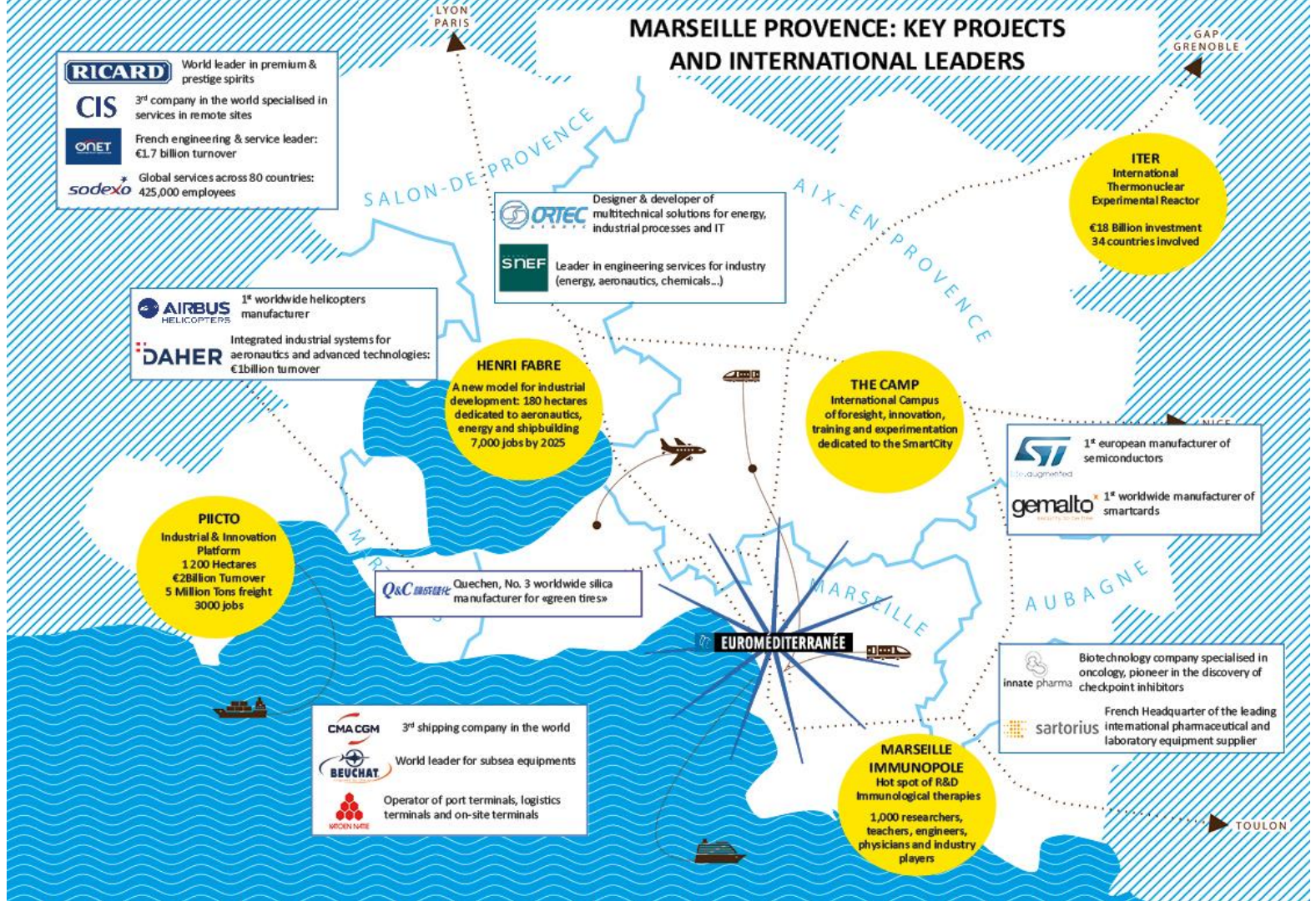
sartorius French Headquarter of the leading international pharmaceutical and laboratory equipment supplier

CMA CGM 3rd shipping company in the world

BEUCHAT World leader for subsea equipments

WROEN NITE Operator of port terminals, logistics terminals and on-site terminals

MARSEILLE IMMUNOPOLE
Hot spot of R&D Immunological therapies
1,000 researchers, teachers, engineers, physicians and industry players



WHY THERE?

The greater Marseille area:

- €55bn in structural investment between now & 2050
- 2nd Metropolis in France
- 1st exporting zone to the Mediterranean Basin
- 1st telecom hub in Southern Europe
- 2nd region in France for foreign investment
- 2nd region for scientific research in France
- 1st manufacturer of microchips in Europe
- 1st harbor in France and 2nd in the Mediterranean
- World's 1st hub for super-yacht repair
- 1st global manufacturer of civilian helicopters
- ...



WHY EUROMEDITERRANNEE ?





- Largest urban renewal program in southern Europe
- France's 3rd largest business district
- A vibrant, highly attractive CRE market
- 650,000 sq.m of offices, an additional 500,000 sq.m to come
- Selected by a large number of national and int'l investors
- A district recognized & sought after by major companies
- 14,000 residential units still to be delivered
- A single and dedicated central authority defining & managing a comprehensive development master plan and production pace
- Roadways, tunnels, parks, public transportation, schools, hospitals, museums, sport facilities... delivered, under construction & in the pipeline

WHY NOW?



WHY NOW?

- Operational launch of the second phase of the Euroméditerranée project after the confirmed success of the initial stage.
- Attractive cap rates within a secured market. Office prime rate at circa 4.5% on the Euroméditerranée district.
- Prime rental value at 320 € on high-rise buildings, €260 for conventional buildings.
- Global office vacancy rates below 6% & close to 2% for new developments within the Euroméditerranée CBD district.
- Marseille office property stock placed within 11 months.
- 50% of the metropolitan future office production will be located within the Euroméditerranée district. Current investors are purchasing off-plan.



Thank you for your attention!



Hugues Parant, CEO
hugues.parant@euromediterranee.fr

EUROMÉDITERRANÉE URBAN DEVELOPMENT AGENCY

L'Astrolabe 79 bd de Dunkerque - CS 70443 - 13235 MARSEILLE Cedex 02
+33 (0)4 91 14 45 00 - www.euromediterranee.fr

