

Bouygues Immobilier lays foundation stone for two flagship sustainable development projects: Green Office and Bouygues Telecom Technical Centre

Boulogne-Billancourt, 5 December 2007



François Bertière, Chairman and CEO of Bouygues Immobilier, has laid the foundation stone for the Bouygues Telecom Technical Centre and launched the Green Office project. Held on 4 December 2007, the stone-laying ceremony was also attended by André Santini, junior civil-service minister, president of the Arc-de-Seine conurbation and mayor of Issy-les-Moulineaux, together with Hervé Marseille, vice-president of the Hauts-de-Seine general council and mayor of Meudon, Martin Bouygues, Chairman and CEO of the Bouygues group, and Philippe Montagner, Chairman of Bouygues Telecom.

Covering a combined net floor area of more than 80,000 sq. metres, these flagship projects will house 3,500 employees. The two buildings will be located at the entrance to the Meudon-la-Forêt business park outside Paris, between the Meudon forest and the N118 highway, and bordering the Vélizy 2 job zone.

Bouygues Telecom Technical Centre: very high environmental quality

Designed by the architectural firm Valode et Pistre, the Bouygues Telecom Technical Centre will house the company's IT and network teams, providing it with a strategic tool for innovation. The 57,000-sq.-metre facility will comprise a ground floor and five floors of office space. It will also have a three-level car park with a total of 1,858 spaces. The work areas will be comfortable and welcoming, with an emphasis on well-being and personal interaction. Other staff amenities will include shops, a gym, a staff restaurant and a 150-seat auditorium.

The purpose-built facility will meet all the specific functional requirements of Bouygues Telecom. The highly secure network management centre will operate 24/7, even in the event of a large-scale power outage, because the building will be equipped with its own power plant.

The Bouygues Telecom Technical Centre has been designed to blend in with - and make the most of - its surroundings. With its W-shaped layout, the building juts into the forest, creating a symbiotic relationship with the wooded environment.

The environmental performance of the new facility was one of Bouygues Immobilier's key areas of focus. Like the future Bouygues Telecom headquarters in Issy-les-Moulineaux, the Bouygues Telecom Technical Centre is based on a High Environmental Quality (HQE®) approach with seven "very high" ratings for the HQE targets:

- 60% of the building's heating requirements in winter and 100% of its domestic hot water will be produced by an energy recovery system installed in the cooling units of the computer rooms;
- a metal grid on the south outer wall will act as a brise-soleil, limiting solar gain and reducing air-conditioning requirements;
- light fixtures will be fitted with photoelectric cells so that luminous intensity can be varied according to the level of natural lighting;
- the green spaces will be watered using a rainwater recovery system.

The building is due to be delivered in September 2009.

Green Office: the first large positive-energy building

Green Office, the first large positive-energy building, was designed by Atelier 2M with the overarching principle of minimising power consumption and producing an energy surplus. Green Office will have a total floor area of 23,300 sq. metres, half of which is earmarked for 400 Bouygues Immobilier employees. Delivery is scheduled for first-half 2010.

The building's bioclimatic design and high-performance natural ventilation system will cut energy consumption to the minimum. The outer walls will be externally insulated, and air circulating fans and external blinds will provide solar protection and increased comfort in summer.

Powered entirely by renewable energies, the building will generate 64 KWh/sq. metre/year compared with total consumption of 61 KWh/sq. metre/year. Green Office will consume 60% less energy than a standard building constructed to RT 2005 thermal regulations and 30% less than the most energy-efficient buildings currently on the market.

Power will be produced by more than 5,000 sq. metres of solar panels installed on the outer walls and as car ports in the outdoor car parks. Green Office will also have a biomass combined heat and power system, fuelled by wood or oil, to produce heat and electricity.

The architectural features and energy saving/generation facilities will cover the building's power requirements for heating, lighting, lifts, car parks and office systems. Green Office will therefore set the standard for commercial buildings in terms of energy savings and sustainable development.

With these pace-setting projects, Bouygues Immobilier is charting the way forward for environmental innovation.

About Bouygues Immobilier

Bouygues Immobilier is a leading private property developer in France and Europe, with 1,450 employees and projected sales of €2 billion in 2007. With 33 branch offices in France and eight subsidiaries in the rest of Europe, Bouygues Immobilier has developed residential and commercial property schemes for its clients for 50 years. It has operations in more than 230 cities. Bouygues Immobilier was the first property developer in France to receive ISO 9001 certification. Bouygues Immobilier signed a framework agreement with CERQUAL whereby it undertakes to certify all its housing development schemes (apartments and houses) in France under the "Habitat & Environment" label.

Press contacts

Bouygues Immobilier - Pierre Auberger

150 route de la Reine, F-92513 Boulogne-Billancourt cedex, France

Tel: +33(01 55 38 25 25 Fax: +33(01 47 12 96 45 pab@bouygues-immobilier.com

www.bouygues-immobilier.com