



Thursday 6 March 2008

BOUYGUES CONSTRUCTION ASSERTS ITS LEADING POSITION ON SKYSCRAPER MARKET

Just two months after signing the AXA-CB31 renovation contract (more than 300 million euros) for the tallest building in La Défense business district near Paris (218 metres high), Bouygues Construction has won two contracts for tower buildings in Switzerland and in Russia. Totalling more than 185 million euros, these projects confirm the Group's know-how and its leading position in the construction of skyscrapers.

In **Switzerland**, Losinger has started construction of the country's tallest building, Prime Tower. The project, worth a total of close to 215 million euros (71 million for Losinger), is being carried out in conjunction with contractor Karl Steiner SA. The contract with Swiss Prime Site AG was signed by Losinger as lead firm of the consortium. Located in a rapidly expanding district west of Zurich, the 36-storey tower will be the tallest in Switzerland (126 metres high). Designed by architectural firm Gigon-Guyer, it will have more than 40,000 sq. metres of entirely modular office space. Up to 2,000 people will work in the building whose innovative design will enable daylighting in all points, right to the centre. As part of the same project, Losinger and Karl Steiner SA will also build another two buildings – Cubus and Diagonal – with a total floor area of 7,000 sq. metres, and a 260-space car park. The works will take three years.

In **Russia**, Bouygues Construction's local subsidiary Bouyguesstroï is to build a luxury residential development in Yekaterinburg⁽¹⁾. The contract, worth a total of 136 million euros (116 million euros for Bouyguesstroï), was awarded by UGMK, a major diversified industrial group. To be known as Iset, this residential development is the first high-rise building to be constructed in Ekaterinburg, a new 600,000-sq.-metre business district currently being developed in downtown Yekaterinburg. The work of architectural firm Valode & Pistre, the Iset tower will stand 215 metres tall and feature a particularly original design. The 50-storey luxury residential development will comprise 115 apartments, 244 parking spaces, a fitness club and a swimming pool. In the light of the extreme weather conditions – temperatures reach minus 30°C in winter – and the tight construction time, Bouyguesstroï will employ innovative construction techniques consistent with local conditions, including self-climbing forms as well as heating systems and wrap covers to protect from severe cold. Works have just started on the project and will last three years.

These projects reflect the interest in constructing and renovating buildings in the business districts of major capitals. Bouygues Construction is actively engaged on the tall buildings market, both in France and internationally (particularly in South-East Asia) and undertakes renovation as well as new-build projects (see following pages).

⁽¹⁾ *Yekaterinburg, Russia's third-largest city after Moscow and Saint Petersburg, is the administrative centre of the Sverdlovsk region and capital of the Urals. It has a population of 1.5 million.*

Press contacts

Christophe Morange: +33 1 30 60 55 05

Hubert Engelmann: +33 1 30 60 58 68 - h.engelmann@bouygues-construction.com

BOUYGUES CONSTRUCTION

Bouygues Construction is a global leader with top-ranking positions in the building, civil works and electrical contracting/maintenance markets. It combines the power of a large group with the responsiveness of a network of local companies which deliver innovative solutions for the financing, design, construction, operation and maintenance of buildings and infrastructure. Bouygues Construction employs 50,000 people in 60 countries and reported sales of 8.3 billion euros in 2007.

APPENDIX

Bouygues Construction, a key player on the skyscraper market, is currently working on several major projects and has numerous prestigious references to its credit both in France and internationally.

Main projects under way

- **AXA-CB31 Tower (La Défense): more than €300 million - Handover in 2011**
Made up of three wings and standing 155 m tall (40 storeys), the AXA-CB31 Tower is to be raised to reach a new height of 218 m (with 10 new storeys) and become the tallest building in La Défense. One of the wings will be bevelled back at an angle over the top ten storeys. The building's floor area will be increased by close to 10% to attain 87,000 sq. m. The entire structure will be reinforced to withstand greater wind loading. The building envelope will consist of close to 50,000 sq. m. of slope glazing and curtain walling, 30,000 sq. m. of which will be naturally ventilated double-skin façade.
- **Oxygène Tower (Lyon): €100 million - Handover in 2010**
Located in the heart of the Part-Dieu business district, this 115-m-high, 28-storey tower will be the second-tallest building in Lyon, after the Crédit Lyonnais building (the "Crayon", 162 m high). Designed by architectural firm Arte Charpentier, the Oxygène Tower will provide 29,500 sq. m. of office space. It will be clad with ventilated double-skin façade and the greater part of the office floors will receive natural light, thereby improving the building's energy performance.
- **International Waterfront (Port of Spain, Trinidad & Tobago): €220 million - Handover in progress**
Design-and-build contract for a property development programme on the waterfront of the capital, Port of Spain. Named "Waterfront International Development", the programme comprises two 26-storey office buildings, a 22-storey five-star Hyatt Regency hotel with 428 rooms and suites, a conference centre, a 1,150-space car park, and retail premises.
- **Sail@Marina Bay (Singapore): €140 million - Handover in 2008**
Located on the seafront, in the business district, this operation comprises two towers of 71 and 63 storeys. Topping out at 245 and 215 metres respectively, these towers will be the tallest residential buildings in the country, and will rank tenth in the world. They will have a total of 1,111 luxury apartments, three swimming pools, two tennis courts, and a car park. Their distinctive architectural styling, in the shape of a sail, calls for 80,000 sq. m. of glass curtain walling.
- **The Met (Bangkok, Thailand): €76 million - Handover in 2008**
Construction of three 231-m-high towers (65 storeys) with a total floor area of 135,000 sq. m. comprising 370 luxury apartments, including six 550-sq.-m. penthouses. On the ninth floor will be built an Olympic swimming pool, while the ground floor will be fitted out with gardens, fountains, two tennis courts, and a jogging track. The complex will also have 720 parking places.
- **Empire Palace (Bangkok, Thailand): €42 million - Handover in 2008**
Design-and-build contract for a 45-storey apartment building (floor area of 95,870 sq. m.) with 440 luxury units.
- **Emporio Place (Bangkok, Thailand): €40 million - Handover in 2009**
Construction of a housing complex comprising two residential towers of 37 and 44 storeys respectively, with 203 top-end apartments and a 12-storey commercial building.
- **Scotts Highpark (Singapore): €30 million - Handover in 2008**
Design-and-build contract for a prestigious 24,000-sq.-m. residential complex with 73 apartments in two 19- and 27-storey towers, also including a clubhouse and an enormous swimming pool.

Main projects handed over recently

- **T1 Tower (La Défense): €155 million - Handed over early in 2008**
The building in the La Défense business district just outside of Paris has a total area of 70,000 sq. m. on vast panoramic floors. It has 38 storeys above ground level and 4 basement levels. An 8-level 581-space underground car park was also built.
- **Vista Tower (La Défense): €33 million - Handed over at end of 2006**
In 2006 Bouygues Construction renovated the 20,000-sq.-m., 23-storey Vista office block that stands astride a very busy public road leading to the heart of the La Défense business district. The 1970 building was upgraded to meet new safety standards by consolidating its original structural framework. The new ventilated double-skin façade recycles conditioned air; these "active façades" are better for the environment.
- **Exaltis Tower (La Défense): €52 million - Handed over early in 2006**
In mid-2006 Bouygues Construction handed over the 15-storey, 23,000-sq.-m. Exaltis building. It comprises offices, a restaurant for staff employed in the building, and a 230-space car park. The complexity of the Exaltis project lies in the shapes of the eastern and western façades (convex and concave respectively). The concrete structure matches this architectural form by having inclined, oblong columns of variable geometry on each level.
- **Athénée Tower (Bangkok, Thailand): €26 million - Handed over in mid-2007**
Design-and-build contract for major structural renovation of an existing building converted into a 35-storey hotel and office block.

BOUYGUES CONSTRUCTION

Bouygues Construction is a global leader with top-ranking positions in the building, civil works and electrical contracting/maintenance markets. It combines the power of a large group with the responsiveness of a network of local companies which deliver innovative solutions for the financing, design, construction, operation and maintenance of buildings and infrastructure. Bouygues Construction employs 50,000 people in 60 countries and reported sales of 8.3 billion euros in 2007.

Press release

Some key references

- **Opus 12 - Handed over in 2004**
Renovation of a 26-storey tower, including in particular widening of the entire building by 3.50 m and conversion of the top floor from plant rooms into office space. A light shaft with, at the bottom, a patio with a hardscaped garden, funnels light into three levels of office space in the basement. As a whole the project improved the lighting in work areas and opened up the view over the concourse of La Défense.
- **Cœur Défense - Handed over in 2001**
Construction of a 350,000-sq.-m. office development comprising twin 40-storey towers (161 m high) and three 9-storey buildings. All three of the smaller buildings stand beneath slope glazing creating an enormous atrium connecting the three.
- **Total Building (formerly Elf Building) - Handed over in 1984**
Construction of a 207-m-high office building. The "organ-pipe" structure consists of five buildings of different heights: a 48-storey central tower, two 38-storey and 45-storey wings, and two 9-storey and 11-storey buildings, each of which has a 250-sq.-m. internal courtyard roofed in with slope glazing.
- **Areva Building (formerly Fiat Building) - Handed over in 1974**
Construction of the building fabric for a 180-m-tall tower. The external walls were built with highly sophisticated self-climbing forms, thereby limiting crane requirements. The tower is braced by an original arrangement of the external walls.
- **West Kowloon (Hong Kong) - Handed over in 2002**
Construction of 540 apartments in twin 37-storey towers comprising three types of unit (85, 70, and 55 sq. m.).
- **Lai King housing complex (Hong Kong) - Handed over in 2002**
Design-and-build contract for a governmental housing complex for the Department of Architecture. The complex comprises 610 apartments in three 38-storey residential blocks. The roofs of the buildings serve as landscaped gardens.
- **Les Saisons housing complex (Hong Kong) - Handed over in 2001**
Construction of a top-end housing complex in Aldrich Bay, Hong Kong, with a view over the harbour. The complex consists of four residential towers between 150 and 170 metres high with a total floor area of close to 90,000 sq. m.
- **Aldrich Bay housing complex (Hong Kong) - Handed over in 2000**
Construction of two 41-storey towers and a 31-storey tower flanked by two shorter, 21-storey towers. Construction of a school, roads and covered walkways. The entire operation comprises 2,537 apartments. The project is located in Shau Kei Wan, on land reclaimed from the sea east of Hong Kong Island.
- **Star Street housing complex (Hong Kong) - Handed over in 1999**
Construction of a housing complex consisting of two towers of 27 and 30 storeys. The project also involved external works to create a 1-hectare public area. The luxury housing complex comprises a total of 320 apartments.

BOUYGUES CONSTRUCTION

Bouygues Construction is a global leader with top-ranking positions in the building, civil works and electrical contracting/maintenance markets. It combines the power of a large group with the responsiveness of a network of local companies which deliver innovative solutions for the financing, design, construction, operation and maintenance of buildings and infrastructure. Bouygues Construction employs 50,000 people in 60 countries and reported sales of 8.3 billion euros in 2007.