

PRESS RELEASE

September 30<sup>th</sup>, 2019

**Groupe ADP, ADIM Paris Île-de-France and Cycas Hospitality strengthens the hotel offering at Paris-Charles de Gaulle Airport with a *Courtyard* and *Residence Inn* by Marriott hotel complex**

**Groupe ADP**, as landowner, developer and investor, **ADIM Paris Île-de-France** (a development real estate subsidiary of VINCI Construction France) as developer and **Cycas Hospitality**, as hotel operator, **have signed agreements for the construction and operation** at Paris-Charles de Gaulle Airport **of a dual-branded hotel complex combining *Courtyard*\*\*\*\* and *Residence Inn*\*\*\*\***, two brands belonging to **Marriott International**.



View of the *Courtyard* and *Residence Inn* by Marriott hotel complex in Roissypole West district of Paris-Charles de Gaulle Airport  
© Manuelle Gautrand Architecture

Designed by award-winning architect Manuelle Gautrand, **this hotel complex, expected to be commissioned in January 2022, has a total of 13,500 sq.m and comprises a 223-bed *Courtyard* by *Marriott*\*\*\*\* hotel plus a 100-apartment *Residence Inn*\*\*\*\*** aparthotel offering long-stay (more than 24 hours) suites with kitchen facilities.

Housed in the same inter-connected building, but in two separate volumes, the two hotels will offer their services in a separate and independent way, while sharing certain spaces:

- ◆ on the ground floor, which is mainly glazed and offers large volumes (4.5 m ceiling), the **reception areas** (lobbies) of the two brands, as well as a 300 sq.m **dining** room that can accommodate guests from the two hotels and the adjacent district;
- ◆ 330 sq.m dedicated to a **sports/fitness room**, a **co-working** space and **meeting rooms**, to cater for new customer service needs;
- ◆ a 50-space underground **car park**.

Marking the occasion, **Serge Grzybowski, Real Estate Director at Groupe ADP** said: *“the implementation of this new hotel complex enhances the airport's accommodation offer, which, buoyed by the growth in air traffic, has more than doubled in ten years from 1,480 rooms in 2008 to more than 3,181 rooms in 2018. These new aparthotels will improve the quality of services on offer to our passengers as well as customers from the adjacent districts. Finally, this project, for which we are investor, fully contributes to the value of our property in accordance with our strategy which aims to develop the airport city.”*

**Vincent Mathieu, Tertiary pole and Equipment Director at ADIM Paris Île-de-France**, added: *“this hotel project, for which ADIM Paris Île-de-France will be promoting, demonstrates the VINCI Construction France's capacity to oversee and carry out real estate projects in a restricted environment on behalf of prestigious partner customers, with a concern for the well-being of their end users.”*

And **Asli Kutlucan, Chief Development Officer at Cycas Hospitality**, to conclude: *“these hotels not only significantly increase our footprint in France, but – with Cycas set to manage over 750 rooms at Paris-Charles de Gaulle airport across two dual-branded complexes – make us one of the biggest operators in the local market. To have achieved this substantial growth within a year of entering the French market is a strong endorsement of our proven expertise in managing double-decker properties and our fresh approach to hospitality. We look forward to capitalising on our team's experience of working with Marriott International to maximise the brands' impact in this fantastic location.”*



Global view of Roissypole West district at Paris-Charles de Gaulle Airport ©Groupe ADP

After the opening of Groupe ADP's 267-room *Inside by Meliá* hotel, at the beginning of 2019, **the accommodation capacity at Paris-Charles de Gaulle Airport now stands at 3,448 rooms in 11 hotels and should reach 4,460 rooms by 2025** as a result of new and future projects in progress.

Considered for its area as the largest airport city in the world, the **Roissypole business district has around 384,000 sq.m of offices, hotels, businesses and services**. Located in the heart of the Paris-Charles de Gaulle Airport complex, it has various modes of transport with the CDGVAL shuttle service, which serves all terminals, as well as TGV and RER stations, and the future terminal 4.

Over the years, the airport has become a major business hub in the heart of the largest economic centre in the Paris region. This leading European intercontinental hub is highly accessible by road (A1, A3, and A104) and public transport (plane, TGV, RER B, and bus), and will see a significant improvement with the completion of the CDG Express direct rail link and the Grand Paris Express metro line 17.



View of the Courtyard and Residence Inn by Marriott complex in the Roissypole West district ©Manuelle Gautrand Architecture

## Technical data

- ◆ Landowner and urban planner: **Groupe ADP**
- ◆ Developer: **ADIM Paris Île-de-France** (subsidiary of VINCI Construction France)
- ◆ Investor: **Groupe ADP**
- ◆ Operator: **Cycas Hospitality**
- ◆ Architect: **Manuelle Gautrand Architecture**
- ◆ Surface area: **0.3 hectares**
- ◆ Floor area: **13,500 sq.m**
- ◆ Capacity: **323 4\* rooms and 4\* apartments**
- ◆ Scheduled to open: **Q1 2022**

### About **Groupe ADP** - [www.groupeadp.fr](http://www.groupeadp.fr)

Groupe ADP develops and operates airports, including Paris-Charles de Gaulle Airport, Paris-Orly Airport, and Paris-Le Bourget Airport. In 2018, under the Paris Aéroport brand, the Group handled more than 105 million passengers at Paris-Charles de Gaulle and Paris-Orly, 2.3 million tonnes of cargo and mail, and almost 176 million passengers at overseas airports managed by its subsidiary, ADP International. Boasting an exceptional geographic location and a major catchment area, the Group is pursuing a strategy of expanding passenger handling capacity and improving service quality, while also developing its retail and real estate businesses. In 2018, the Group had a turnover of 4,478 million euros, giving a net profit of 610 million euros.

Aéroport de Paris SA is a joint stock company with a capital of 296,881,806 euros. Registered office: 1 rue de France - Tremblay-en-France 93290. RCS Bobigny 552 016 628.

### About **ADIM Paris Île-de-France** - [www.adim.fr](http://www.adim.fr)

A VINCI Construction France company devoted to real estate development, ADIM is active throughout the national territory, thanks to its geographical network, and in the Ile-de-France region thanks to its ADIM Paris Île-de-France office. ADIM Paris Île-de-France has all the skills required to develop multi-product and multifunctional offers that are useful in meeting the wishes of local authorities, who are faced with cost, space and attractiveness constraints. As a partner of cities, ADIM Paris Île-de-France engages in real exchanges with elected officials and planners and relies on the best specialists to develop intelligent and concerted real estate operations.

### About **Cycas Hospitality** - [www.cycashospitality.com](http://www.cycashospitality.com)

Founded in 2008, Cycas Hospitality is a pioneering hotel management company on a mission to make its hotels the best places to work as well as stay. Operating across both the extended-stay and mainstream hospitality sectors, Cycas has 4,285 suites and rooms and 27 hotels open or under development across the UK and mainland Europe. Of these, 16 are open and 14 are dual-branded properties.

The deal with Groupe ADP and ADIM Paris Île-de-France takes the hotel management company's number of airport hotels across Europe to 8, and increases Cycas's French portfolio to 5. It will also be Cycas's second dual-branded development at Charles de Gaulle airport, having previously signed a lease agreement to operate the first dual-branded Hyatt property in Europe from autumn 2020.

Following investment from the family-owned Huakee Group in 2017, Cycas plans to triple its portfolio to more than 10,000 guest rooms. With proven expertise in operations, property development and asset management Cycas is the preferred hotel operator for major international franchise brands. Having helped IHG, Hyatt and Marriott develop their dual-branded hotel concept in Europe, in 2019 Cycas partnered with Quest Apartment Hotels to launch their first European property. With a distinctive performance culture and the philosophy that "our job is not over until we get a smile", Cycas was recognised as a 'Best Place to Work in Hospitality' (2018 & 2019), and won the UK hospitality industry's 'Best Employer Award' (Cateys 2018).

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