



VILLAGES NATURE



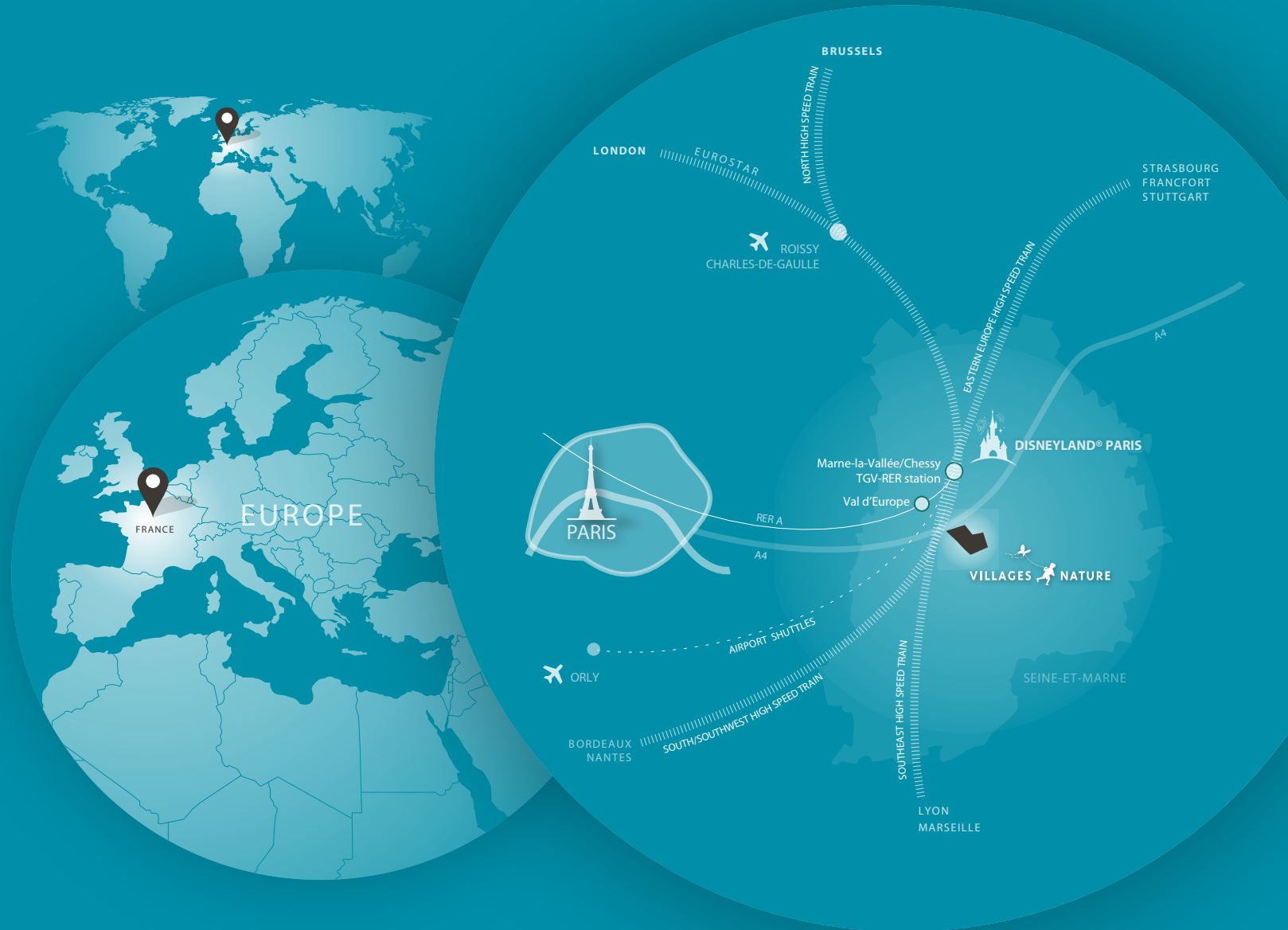
A

vacation destination unlike anything else in Europe,
just 30 minutes from Paris and 5 minutes from Disneyland® Paris

A winning location

Villages Nature is easy to get to, whether guests are coming from across Europe or right around the corner. The area's transit infrastructure is already robust:

- Busiest TGV hub in France: 10 minutes to CDG airport, 1h30 to Brussels, 2h20 to central London...
- RER A train (30 minutes to Paris),
- A4 highway (2 interchanges),
- Airport shuttles,
- Intercity bus lines...



A sustainable and visionary tourist destination from Euro Disney S.C.A. and Pierre & Vacances-Center Parcs Group

A new European vacation destination is about to break ground. Villages Nature is a **major innovation in family-friendly sustainable tourism**, designed entirely around the **quest for harmony between Man and Nature**. A stay at Villages Nature is a chance to discover - or rediscover - the **joys and wonder of living at one with Nature**.

This concept expresses itself through **new and unforgettable experiences** in interaction with **the natural world** in all its diversity, including the **amazing resource** that both inspires and powers the site: **deep geothermal energy**.

Surrounded by **vast lakes, abundant forest and large landscaped areas** - the built environment accounts for a mere 10% of the site - families and friends find it easy to come together, relax and have fun in this **Nature that has been preserved and magnified by the human hand and artistic creation**.

Villages Nature is situated in the **Paris Region**, the top tourist destination in the world, and lies just steps from **Disneyland® Paris**, Europe's number one tourist destination. Its central location makes the site **easily accessible** from all major Western European cities.

Designed for short and medium-term stays, and comprising 916 cottages and apartments in its initial phase, Villages Nature offers **a whole new kind of vacation**. Travelers from across France and Europe can explore Paris, Disneyland® Paris and numerous other attractions in the area, while also enjoying a real vacation. And Paris locals now have a Nature getaway right next door to round out their vacation options.

Villages Nature demonstrates the **responsible commitment** of its two parent companies, global tourism powerhouses Euro Disney S.C.A. and Pierre & Vacances-Center Parcs, to seek **innovative solutions to the economic and environmental challenges in the industry**.

Amazing spaces designed for fun and

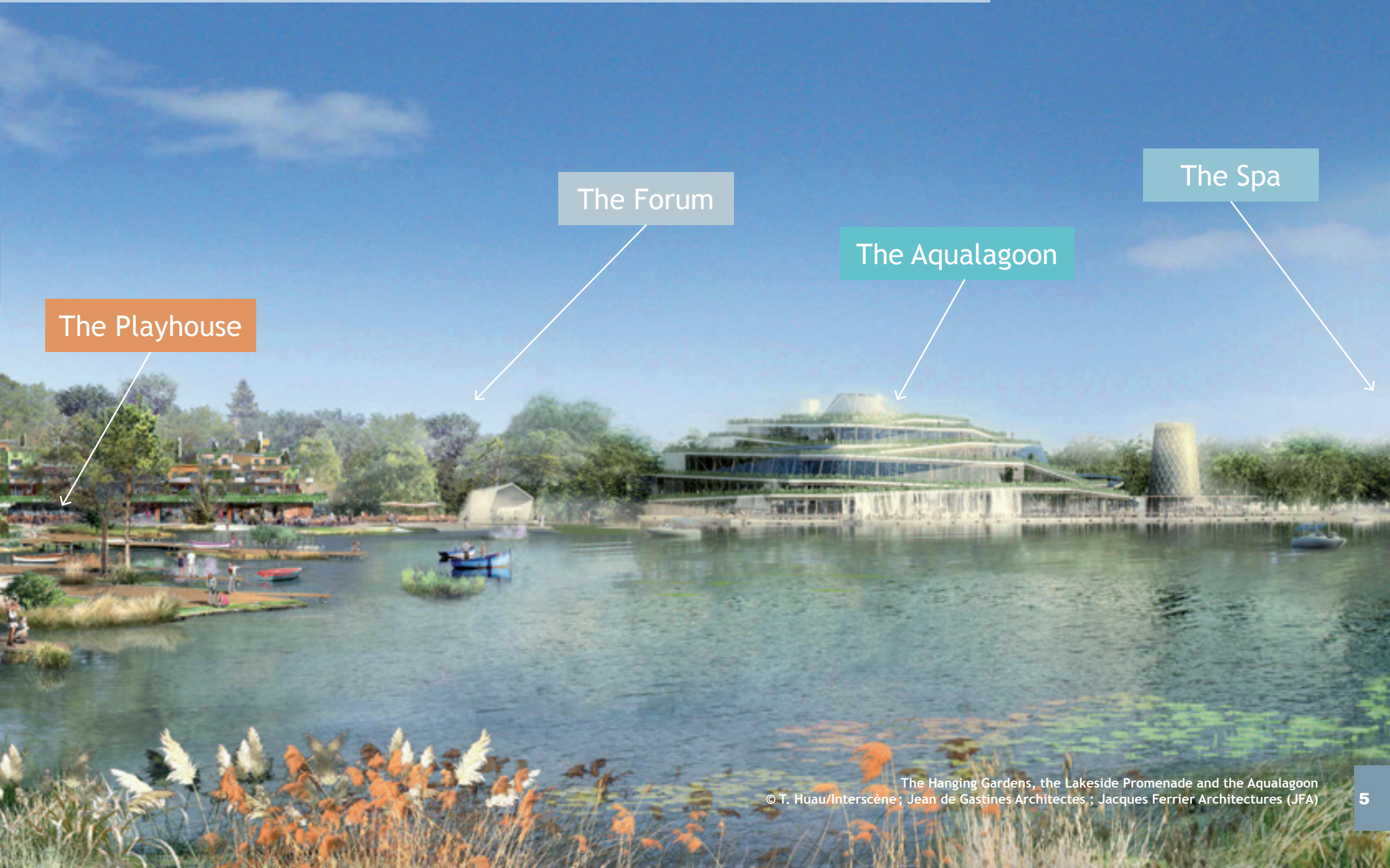
The Hanging Gardens

The Extraordinary Gardens

The Lakeside Promenade
- Shops, restaurants and leisure activities -



relaxation, where Nature is the star of the show



The Playhouse

The Forum

The Aqualagoon

The Spa

Aqualagoon, Enchanted Island, geothermal heat, Hanging Gardens, “Bulle”, “Nature” and “Clan” cottages and apartments, Land Art...

These are the first words in an all new vocabulary for a one-of-a-kind vacation. These are the experiences that will help our guests reconnect with Nature, loved ones and themselves, all right in the heart of Europe.

This is where human ingenuity meets Nature’s genius, and where every day brings new sensations, rediscovered emotions and moments to share.

› The Aqualagoon, delighting the senses with water in every shape and form



The Aqualagoon and its outdoor geothermal lagoon
© Jacques Ferrier Architectures (JFA) ; T. Huau/Interscène



Inspired by the site’s natural geothermal aquifer, the **Aqualagoon** is the destination’s flagship attraction. Its iconic pyramid design from architect Jacques Ferrier is the striking home to **one of the largest indoor water parks in Europe** (9,000 m²/97,000 ft²). The Aqualagoon features waterfalls, wave pools, slides, an “active river”, game areas and a 2,500 m² (27,000 ft²) **open-air lagoon** with water temperatures of over 30°C (86°F) for year-round swimming.

A **scenic walk** climbs the rising tiers to the very top of the pyramid, where guests can take in the beauty of the resort and the surrounding wooded hills.



Geothermal power at Villages Nature, leading the way in alternative energy sources

What makes Villages Nature such a unique destination and a model for the future is its harnessing of deep geothermal energy. A full **100% of the site's heating requirements** - from the water in the Aqualagoon to the heating and hot water systems in all the buildings - is covered by this sustainable, renewable energy source that **produces no greenhouse gases**.

Two wells bored 1,800 m (5,900 ft) down to the Dogger aquifer pump water to the surface, already heated to 78°C (172°F) by the earth's core. This water supplies the surface heating systems via a thermal exchange process before being reinjected into the Dogger.

Compared to a traditional energy source, such as gas, the production of close to 9,000 tonnes of CO₂ emissions is therefore avoided annually.

This energy strategy, coupled with the desire to use complementary sources of renewable energies, such as biomass (anaerobic digestion), to cover Villages Nature's electricity needs (lighting, powering facilities) makes it possible to aim for 'zero carbon' for all emissions linked to buildings.

Village Natures' energy ambition is a first on a European scale - even in the world - for a tourism destination of choice, placing Villages Nature at the forefront of a new generation of tourism and land-use planning projects.



› The Hanging Gardens and the Lakeside Promenade

Adjacent to the Aqualagoon and its aquatic pyramid, **architecture and vegetation live in gorgeous symbiosis** as the **Hanging Gardens** cascade from the apartments overlooking the lake.

Beneath the Hanging Gardens, the **Lakeside Promenade** is the life of Villages Nature. Guests can enjoy a wealth of **shopping and dining options**, stroll the boardwalk or take in the view of the Aqualagoon and the Lake. The **restaurants and shops** offer new food and flavor experiences featuring fresh, local, organic, seasonal products.

This expansive promenade stretching along the entire northern bank of the lake is also the natural route to the Aqualagoon.

The Lakeside Promenade also offers **indoor spaces** for gathering in the evenings or when the weather decides not to cooperate:

- The **Kids Club**, where our youngest guests are entertained and engaged with fun activities, sports and arts and crafts.
- The **Bowling Alley**, where friends and family can spend a lively afternoon or evening knocking down pins.
- The **Playhouse**, where guests of all ages can relax and unwind in a laid-back living and playing space, including a lounge/café and a library.





› The Extraordinary Gardens

Behind the Hanging Gardens and directly accessible from the Lakeside Promenade, the **Extraordinary Gardens** offer **quiet walks**, **playful jaunts** and **artistic discovery**, thanks to the contemporary installations of Land Art created from natural materials (wood, earth, stones, sand) and integrated into its surroundings.

Designed by Thierry Huau and planted with varieties selected to ensure year-round blooms, the gardens stretch across 2.1 hectares (5.2 acres) and pay homage to the Four Elements: **Earth**, **Fire**, **Air** and **Water**. The setting also makes an excellent venue for seasonal festivals.

The Hanging Gardens and the Lakeside Promenade
© T. Huau/Interscène; Jean de Gastines Architectes



Dock at the Lakeside Promenade
First sketch © T. Huau/Interscène

› Other recreational activities



The Farm © Lionel de Segonzac Atelier d'Architecture et d'Urbanisme ; T. Huau/Interscène



› The Farm

The 2.6 hectare (6.4 acre) learning **Farm** allows guests to appreciate the very essential way we depend on Nature, through interactions with farm animals and local agricultural products. The smell of fresh hay, the clucking of hens, the chance to milk a cow or saddle a pony are sure to stimulate the senses and delight young and old. Guests can share a meal at the Farm's own restaurant or sample local fare and meet the people who grow and prepare it at the nearby **Farmers Market**.

Discovery workshops are held daily at the Farm on topics such as making yogurt and picking berries or apples.

› The Enchanted Island

Children ages 2-14 will love the **Enchanted Island**, an **entire world created around the forest and its legends**, with **treehouses, climbing webs, rope bridges and more**, transforming 2.5 hectares (6.2 acres) of woods into hours of enchantment.

› The Active Forest

Adventure and thrill seekers can get their fix in the **Active Forest's sky course** featuring treeclimbing trails, bungee jumping and other aerial adventures.

› Walking and Horse Trails

Winding through the forest and tracing the contours of the lake, these trails offer countless itineraries to suit every interest: a **leisurely stroll in the fresh air**, an **art appreciation walk** or an **outdoor lesson in biodiversity**.

Educational opportunities to observe flora and fauna are offered in partnership with local environmental awareness and protection organizations.

› The Spa

Opening onto a garden and entirely ensconced in Nature, the **Spa** is a **haven of peace and wellbeing**. Complete with sauna and Turkish bath, it is located not far from the Aqualagoon.

› The Lake

A dock invites guests to explore the **Lake** by boat, and a **sandy beach** awaits nearby for warm weather sunbathing, swimming and volleyball. An open-air amphitheater hosts live shows and outdoor movie screenings.

› The Forum

This flexible and bright meeting space boasts a capacity of 400 and a prime location near the Lakeside Promenade and the entrance to the Aqualagoon, making it ideal for the needs of a business clientele.



> SITE MAP

BAILLY-ROMAINVILLIERS

Reims (Champagne Region)



Paris

SERRIS

West Entrance
(buses, shuttles,
staff)

Disney's Davy Crockett Ranch

Future
access roads
(2016)

Main Entrance
(cars)

- "Nature" cottages
- "Nature" apartments
- "Clan" cottages
- "Bulle" cottages
- "Bulle" apartments

- | | |
|-----------------------------|---|
| 1 The Aqualagoon | 9 The Playhouse |
| 2 The Extraordinary Gardens | 10 The Forum |
| 3 The Farm | 11 The Lakeside Promenade - Shops and Restaurants - |
| 4 The Enchanted Island | 12 Administration |
| 5 The Beach | 13 Ecological corridor |
| 6 The Spa | 14 Preserved wild grassland |
| 7 The Active Forest | 15 Preserved wooded copses |
| 8 The Bowling Alley | 16 Optional Phase 2 extensions |

..... Town boundaries

VILLENEUVE-LE-COMTE

Public
walk/bike path



› Euro Disney S.C.A. and Pierre & Vacances-Center Parcs, perfectly matched expertise for an uncommon destination

Pierre & Vacances-Center Parcs Group brings to the project the **innovative property development model that has been the cornerstone of its success for more than 45 years**. Its leaseback model, in which the accommodation units (classified as Tourist Residences) are sold to individual and institutional investors but managed and maintained by Villages Nature, makes rental investment hassle-free and as a result more attractive.

Euro Disney S.C.A. contributes to Villages Nature its **excellence in hospitality and quality of service** as well as its **storytelling expertise**. Disney theme parks and hotels around the world are famous for transporting guests of all ages to a fantasy world where magic and dreams mingle at every moment and every step.

› Meeting the needs of French and European tourists

Market studies conducted in 2006 and 2011, with Oliver Wyman/Mercer, found greater interest among European tourists - families with children, young couples and seniors - in a vacation concept combining nature, recreation, relaxation and reconnecting, especially in key markets such as France, and Benelux, and potentially the United Kingdom and Germany as well.



› A visionary architecture that expresses the harmony between Man and Nature

From the first glance, Villages Nature is another world where Man and Nature are intricately connected, a new world where the human-made and the nature-made are intertwined. The way these two contrasting yet complementary forces flow into one another is the undercurrent of the destination.

To inspire their thinking the project architects looked to:

- Design movements from the early 20th century such as Arts & Crafts, Art Nouveau and Jugendstil, which were greatly influenced by the natural world and saw architecture as a way to connect Man and Nature, enhancing Nature in the process.
- More contemporary designs, in particular those by American architect Frank Lloyd Wright, who coined the term “organic architecture”, and the visionary artist of green architecture, the Austrian F. Hundertwasser, who designed the famous *Krawina Haus* in Vienna.

Their aim has been to once again make Nature central to architecture, and to go even further. This was how the concept of incorporating plants into the very architecture was born, giving pride of place to natural materials such as wood, green walls and hanging gardens.

Villages Nature changes with the seasons, so guests can experience living at Nature’s pace all year long.

› Green city

Combining the built and the organic environment throughout its recreational areas, Villages Nature is quite literally a green city of premium apartments and cottages. Each is designed and decorated in one of three distinct styles inspired by the natural world: “Bulle”, “Nature” and “Clan”.

EXTERIOR DESIGN

The project's artistic direction is a collaboration between:

- Walt Disney Imagineering - the division responsible for designing Disney theme parks and hotels worldwide - with its Senior Vice President, Creative, Joe Rohde, and
- French landscape architect and urban planner Thierry Huau, founder and Managing Director of Interscène, which designed the nature amusement park Terra Botanica in Angers, France.



Joe Rohde

Born in California, Joe Rohde holds a degree in Fine Arts from Occidental College in Los Angeles. He joined Walt Disney Imagineering as Designer in 1980. His design work includes sets for the refurbished Fantasyland at Disneyland® Anaheim (California), the Captain EO attraction starring Michael Jackson, the Norway pavilion at Epcot and Animal Kingdom® at Walt Disney World® in Florida, as well as Aulani Disney Resort & Spa in Hawaii. Joe Rohde is currently working with James Cameron on an *Avatar*-inspired land, which is expected to open at Disney's Animal Kingdom® in Florida in 2017.

Our goal with Villages Nature is to bring an important story to life, not to have an intellectual realization that we are in a place about Man and Nature living together in harmony, but to have a poetic realization of this story. So we've taken several potent visual metaphors and spread them through the entire site. First is the garden, so that everywhere you look, you have a sense that it is not simply raw Nature in front of you, but Nature and mankind working together in harmony. A second metaphor is the geothermal energy. We want to bring the visual expression of that geothermal power to the surface of the land, and this is embodied through its central icon: the Aqualagoon.

Joe ROHDE



Thierry Huau

An internationally acclaimed landscape architect, urban planner and ethnobotanist, Thierry Huau has helped to design and build numerous projects in France and around the world. His work includes the development of city centers (Beirut, Hanoi), urban parks (the Esplanade des Grands Moulins in Paris), green infrastructures, beach resorts (Taghazout in Morocco), botanical gardens (Terra Botanica in Angers, France) and observation parks (Marais d'Orx nature reserve in southwestern France). Thierry Huau is a regular conference speaker and an active participant in discussions about the social, environmental, architectural, and urban and landscape planning issues inherent in all matters related to land use.

Villages Nature is an organic city that explores the art of living both outdoors and in, and of sharing every moment with family and friends. The sensory-filled gardens, the buildings blending wood and plants, the Land Art, the flora and the fauna all come together in a harmonious whole. Nature's place is elevated in the everyday: from the décor to the food, in the activities on offer and, of course, in the energy emanating from Mother Earth. A festival of colors and sensations, shapes and materials, the garden shifts from floral and fun during the day to musical and magical at night.

Thierry HUAU

For the design of its recreational facilities and creative residences, Villages Nature turned to three talents in French architecture: Jacques Ferrier for the Aqualagoon pyramid, Jean de Gastines for the cottages and apartments and Lionel de Segonzac for the Farm. All three worked closely with Joe Rohde and Thierry Huau to ensure the architecture fully communicated the core concept and to make the utopia of Villages Nature into a reality.



Jacques Ferrier

An internationally acclaimed architect who authored the French Pavilion at the 2010 Shanghai World Fair and whose portfolio includes numerous urban development projects (public buildings, cultural venues, corporate offices, university buildings and residences), Jacques Ferrier is one of the first in France to pursue architectural research with industry partners, such as the Concept Office project and the Hypergreen ecological tower. A proponent of “architecture for a sustainable society”, Jacques Ferrier develops innovative, ecological and responsible projects.

Set at the edge of a vast expanse of water, the Aqualagoon seems to rise up out of the lake like another world. Totalling 9,000 m² (97,000 ft²), it towers above the pool below and spills layer upon layer of water in transparent hanging gardens. Its terraces meander through mist, steam and aquatic plants - the waterscape of this new world.

Jacques FERRIER



Jean de Gastines

Jean de Gastines has served as architect for spas, resorts and tourist residences, as well as wine cellars in Bordeaux, French Basque country and South Africa. In 2006, he won the competition to design the new Trois Forêts Center Parcs in Moselle (in Eastern France), including 870 cottages built entirely of wood. He also co-designed the Centre Pompidou-Metz with architect Shigeru Ban.

In order to recreate this osmosis between us and the Nature surrounding us, the living spaces at Villages Nature are designed to create a visual flow and permeability between the indoors and out, with large bay windows and views of the lake or the forest. For the interior design, wood is the material of choice. It is emblematic of sustainable development and pairs beautifully with the shades of green used to echo Nature and organic life, creating a warm, soothing retreat.

Jean DE GASTINES

Lionel de Segonzac

Architect and urban planner, Lionel de Segonzac is an expert in designing public spaces and renovating historic neighborhoods. He has 30 years of experience collaborating with public and paragonovernmental agencies. Some of his most notable projects include the renovation and expansion of retirement homes such as Château-Landon in Seine-et-Marne, built amid the ruins of the former Abbey of Saint-Séverin dating back to the 12th century, or the construction of residential buildings in Le Monétier-les-Bains in the Alps, which has been classified as a heritage site by the French Ministry of Culture.

The cottages, the apartments and the Aqualagoon look like wholly original architectural sculptures, with their wood exteriors taking their cue from Nature. The Farm, for its part, purposefully reflects local life and history, taking us back to the great partly fortified farms of the region's past. It sits against the forest, which serves as a verdant backdrop.

Lionel DE SEGONZAC



› INTERIOR DESIGN



"Bulle" living room design
© Ana Moussinet Interior Design

"BULLE"

A personal "bubble" of wellbeing where guests can recharge in luxury

Premium accommodations that make it easy to completely "unplug". Warm wood, soothing stone and luxurious velvet create a nurturing cocoon, and the bathroom is like your own private spa replete with massaging shower and jacuzzi.

"Bulle" is offered in 385 cottages and 158 apartments with forest or water views.

Ana Moussinet

Designer for "Bulle"

An architecture graduate from the prestigious Beaux-arts de Paris, the artist lost no time putting her education into practice at the Sofitel Hotel in Rabat, the Paris offices of Sofiprotéol and luxury apartments in the City of Lights.

When I started working on the architectural plans for the "Bulle" cottages and apartments, I wanted to convey a sense of returning to the source, feelings of wellness and refinement. The living space inspires you to rediscover the side of Nature that wants the best for us. The organic lines and materials make you feel as if you are out in the forest. Like a protective bubble ("Bulle" means "bubble"), the space allows you to move imperceptibly from inside to outside, and back again. The bedroom is more intimate, with sensual materials and muted tones



for a plush, elegant cocoon. From the walls to the floor, we've reinterpreted Nature with motifs reflecting the authenticity of Villages Nature.

Beverley Bayes

Designer for "Nature"

Beverley Bayes is a British designer known for her talent and creativity, which can be seen in her work for high-end hotels and spas in London. At Villages Nature, she brings Nature inside and makes it comfortable.

I've really put the concept of indoor/outdoor to work in the cottages. I love the idea of extending the living room straight outside, like a second living space right within reach, with no visible boundaries. The "Nature" cottages beckon guests on a bucolic family retreat with a subtle English touch. Bright colors and ample light give the bedroom a springtime freshness. I wanted the furnishings to be completely devoted to Nature to reinforce the sense of flowing between indoors and out: the headboards suggest rocks, the wall hangings are very floral... we even have tables shaped like leaves.



“NATURE”

A charming rural retreat

Inspired by the English countryside, this accommodation style combines “country chic” with a return to Nature. The living room extends outside, as if Nature were another family room. Smooth natural wood and soft green and beige further contribute to the feeling of living outdoors.

“Nature” is offered in 326 cottages and 362 apartments, either surrounded by forest or edging the lake.



“Nature” living room design
© Sparcstudio



“Clan” living room design
© L'Atelier Sophie Jacqmin

Sophie Jacqmin

Designer for “Clan”

Highly sought after by the hotel industry, Sophie Jacqmin puts her experience as a scenic designer to work creating playful, poetic spaces.



I wanted to give the cottage a tribe vibe, to make it a place for good times with friends and family. The design scheme is intentionally playful, based on experiences we all remember from our childhood, like playing together or exploring the woods. Every room is a playground: the kitchen is the starting point for culinary adventures, and the master bedroom is a fluffy, comfy nest. “Clan” cottages are wholly devoted to togetherness, happy houseful of moments to remember forever.

“CLAN”

Fanciful and fun, warm and welcoming, this is where family memories are made

Nestled in the woods, “Clan” cottages remind guests of the importance of their “tribe” and make it easy to share special moments together around play and imagination. The living room is a lively gathering place and the natural focal point where young and old connect and reconnect.

“Clan” is offered in 499 woodland cottages.



A purposeful and ambitious Sustainable Action Plan, and a strong commitment to territorial integration

Since its inception in 2003, Villages Nature has set out to create a **comprehensive new approach to sustainable tourism**, by developing a **Sustainable Action Plan** with ten measurable targets, inspired by the **One Planet Living** framework from **BioRegional** and **WWF International**.

The **Sustainable Action Plan** aims to **reduce the site's ecological footprint**, **ensure social and economic balance** and **promote the cultural and historical wealth of the surrounding region**. **Defined objectives for each phase of the resort's design, construction, operational planning and operation will be used to achieve these goals.**

In 2013, Villages Nature was selected by the **United Nations Environment Programme (UNEP)** to join the **"Global Partnership for Sustainable Tourism"**.



› An unprecedented approach to sustainable tourism positioning Villages Nature as the next generation of land use planning

In accordance with the **"Sustainable Development Specifications"** included in the September 2010 Amendment 8 to the 1987 Agreement between Disney and the French public parties (see p. 25), the implementation of the Sustainable Action Plan will be evaluated based on quantitative and qualitative indicators. These have been attached to a "detailed planning contract" concluded between Villages Nature and EPAMARNE/EPAFRANCE (Établissement Public d'Aménagement de Marne-la-Vallée, the region's public planning authority) on July 2, 2013.

The 2010 specifications also call for the creation of a **"sustainable development advisory board"** to ensure **public governance of the project's sustainable development commitments**. Composed of representatives of national and local government and associations, representatives from civil society and Villages Nature, the advisory board met for the first time on July 9, 2013, and was chaired by the Prefect of Seine-et-Marne. In 2014, it will examine the **progress of the Sustainable Action Plan and will be able to formulate observations and recommendations**.

Deployment of the Villages Nature Sustainable Action Plan is coordinated by the Project's Sustainable Development team, with the support of:

- **BioRegional** and **One Planet Communities**, its international network promoting best practices in building attractive, sustainable places to live (Villages Nature is one of nine projects endorsed by the program), and
- **consulting assistance** from the engineering firm **Egis** (subsidiary of Caisse des Dépôts) and biodiversity experts **Biotope**.





› ZERO CARBON

Strive for a zero carbon footprint for building emissions by controlling energy consumption and making renewable energy a strategic focus

- Satisfy 100% of Villages Nature's heating requirements (heating and domestic hot water for all buildings plus heating the water for the Aqualagoon) using deep geothermal energy, which will generate savings of 9,000 tonnes (9,921 tons) of CO₂/year compared to a conventional gas system.
- If possible, cover electricity requirements (lighting, facility operations) with additional renewable energy sources such as biomass (methanation), and make A+ energy-efficient appliances standard.
- Achieve energy efficiency levels stipulated by French building regulation RT2012 for accommodations, the Farm and maintenance buildings, and aim for HQE certification for the Aqualagoon.

› ZERO WASTE

Reduce the amount of waste sent to landfill or for incineration by maximizing recycling and recovery (goal: 90% of waste recovered) and by making waste management easy and fun for guests

- Promote preventive actions to limit overall production of waste among all stakeholders of the site, by making use of project specifications, training staff and tracking statistics.
- Encourage guests to recycle, using clear signage and consistent recycling stations throughout the resort.
- Put a recovery plan in place promoting local channels and recycling with stat tracking to ensure ongoing improvement.
- Add an objective to the "Green Building Charter" to recycle 70% of the construction waste.

› SUSTAINABLE TRANSPORT

Design a car-free destination and reduce CO₂ emissions from guest and employee transport

- Create conditions such that one in three guests takes public transit to get to Villages Nature, by optimizing local transit infrastructure including train stations, shuttles, green buses, etc. (objective incorporated into Amendment 8 of September 2010).
- Create conditions such that 100% of guests arriving by car use public transit during their stay for local excursions to Paris, Disney parks, etc.
- Prioritize soft modes of mobility throughout the site (bikes, walking paths, horseback riding trails, etc.).
- Build a fleet of green (hybrid, electric) vehicles for internal transport needs related to operations.

A study by Egis conducted in 2013 based on the ADEME methodology indicates that the carbon footprint of Villages Nature guests' transport is estimated to be one quarter that of a traditional Mediterranean spa/beach resort at 10,600 tonnes CE versus 41,200 tonnes CE.

› SUSTAINABLE WATER

Manage rainwater sustainably site-wide and reduce water use

- Install water-saving systems in accommodations with the goal of reducing consumption by 20% compared to the national average according to ADEME (the French Environment and Energy Management Agency).
- Strive for HQE certification for water use at the Aqualagoon through efficient water treatment, including implementation of suitable technology to reclaim some of the Aqualagoon's graywater.
- Limit watering needs to 11 hectares (27 acres) of landscaped areas (less than 10% of the developed areas), primarily by selecting low-water species.
- Fill ornamental bodies of water with 100% rainwater and runoff, with no water taken from the water table or use of potable water, and incorporate a commitment to maintain minimum flow downstream.
- Design bodies of water using green principles, such as planting reed marshes, to improve water quality and preserve regional biodiversity.

› SUSTAINABLE AND LOCALLY SOURCED MATERIALS

Choose lower-impact construction materials and promote sustainable goods

- Reuse 100% of excavated material from the construction site and recover wood from clearing activities on site, for use in furniture, Land Art, etc.
- Seek to use biomass construction materials for the Farm structure and insulation.
- Maximize use of prefabrication for accommodations, targeting a 20% reduction in carbon footprint for construction of building structures.
- Seek out eco-certified and/or low-VOC materials for interior fittings of accommodations and facilities.
- Develop a selection of educational products on sustainable development for sale in the shopping areas, and raise guest awareness about choosing products with added social or environmental value.
- Implement a responsible purchasing policy for all site stakeholders.

› NATURAL HABITATS AND WILDLIFE

Make the most of and develop the site's biodiversity, monitor changes in the flora and fauna and raise guest awareness about conservation

- Minimize the project's impact on existing species by following a strategy of avoidance, reduction of and compensation for the impact of development; practices include preserving a 4 hectare (10 acre) stretch of uncultivated grassland, conserving wooded strips and copses, creating road-crossing systems for amphibians, developing special solutions to reduce mortality of birdlife related to buildings, etc.
- Create an ecological corridor south of the resort to provide contiguous habitat for large and small wildlife (especially amphibians) between the forests to the West (Ferrières) and East (Crécy) of the resort.
- Compensate for the 25 hectares (62 acres) of forested areas cleared for the project by acquiring 115 hectares (284 acres) of surrounding woodland to be managed so as to ensure ecological conservation through agreements with the Office National des Forêts and the Agence des Espaces Verts.
- Rehabilitate and create 5,000 m² (1.2 acres) of ponds and ditches (amphibian-friendly habitats) across the site and create 4,000 m² (1 acre) of additional ponds nearby.
- Restore existing waterways (Ru de la Folie and Ru de la Lignière) which will foster the creation of replacement habitats for amphibians and insects.
- Implement the "Green Building Charter".
- Implement an ecological and forest management plan for the entire site.

› LOCAL AND SUSTAINABLE FOOD

Offer healthy food with products prepared on site or sourced locally or organically

- Create a working farm with products labeled "Villages Nature".
- Reserve an area especially for harvesting, namely fruit-picking.
- Establish partnerships with local producers, primarily through a Farmers Market.
- Seek restaurant and retail partners committed to promoting sustainable, healthy, quality food; define supply objectives for local products, certified products (organic, fair trade) and seasonal products.
- Develop educational activities and cooking and tasting experiences.

› EQUITY AND ECONOMIC DEVELOPMENT

Support and foster the local economy by maximizing positive impacts of the project

- Partner with public stakeholders to create jobs and training programs during the construction phase, targeting disadvantaged groups in particular.
- Maximize social and economic benefits of building the site by monitoring the portion of work allocated to local businesses.
- Cooperate with the local agricultural sector in operating the Farm and establishing a Farmers Market, and with the Île-de-France horticultural sector in carrying out the landscaping.
- Involve local community groups in planning tourist activities.
- Create synergies with the local and regional tourism industries to encourage resort guests to visit the region's other attractions.

› QUALITY OF LIFE AND WELLBEING

Emphasize the human dimension of sustainable development by gauging the overall performance of the destination by the satisfaction of our guests, our employees and our neighbors

- Ensure communal facilities are accessible to guests with reduced mobility.
- Limit sound, visual and odor nuisances, in particular on the Lakeside Promenade, and the resort's brightness at night, out of consideration for our neighbors.
- Ensure the health and safety of guests and employees by adapting procedures, facilities and equipment accordingly, such as for site maintenance, food service, quality of swimming water, etc.
- Promote activities centered around exploring Nature, learning sustainable ways of life, being active and maintaining good health.
- Apply a responsible human resources policy.
- Integrate the project into the local economic, social and physical environment through:
 - job creation
 - local tax revenue
 - optimization of local traffic flow around the site
 - preservation of North-South and East-West pedestrian greenways allowing neighbors to freely cross the site.

› CULTURE AND HERITAGE

Promote local culture and heritage and educate guests about sustainable development

- Promote and support cultural activities in the towns and regions of Seine-et-Marne and include them in the resort's event calendar.
- Involve local artists in the creation of Land Art at the resort.
- Encourage positive, intuitive, tangible guest experiences of sustainability, with the aim of having guests participate in and interact with the site's flora and fauna (observing biodiversity, caring for the plant life) and experience Nature with all their senses (discovery walks, tasting different foods, learning activities, etc.).
- Inspire a culture of sustainability among site staff and contractors (special events, sustainability training programs tailored to each discipline, etc.).

CONSIDERABLE SOCIAL AND ECONOMIC BENEFITS EXPECTED STARTING IN PHASE 1 OF THE PROJECT:

- 4,500 direct, indirect and induced jobs generated, including 1,600 direct jobs.
- €7 million of local taxes generated per year, benefiting the communities hosting the project as well as the Seine-et-Marne department and the Île-de-France region.
- A powerful leverage effect of public investment on private, with more than €10 of private money invested for every €1 of public funds.

A destination promoted by two major players in the tourism sector and supported by French public authorities

Villages Nature is leading the way in 21st century tourism with a sustainable vacation destination accessible from anywhere in Europe.

In order to achieve their ambitious goal, Pierre & Vacances-Center Parcs and Euro Disney S.C.A. brought together their core competencies and expertise honed in Europe and around the world.

Registered as an “Operation in the National Interest” (OIN) and a “Project in the Public Interest” (PIG), Villages Nature is recognized for its value to the public and has the support of the local and national authorities in France.



Combined view of Val d'Europe business district and Disneyland® Paris (in background)

» Developer, promoter and operator all in one: Villages Nature

From property planning and marketing to the design, development and construction of the destination, all aspects of this project are being handled by one company: “Les Villages Nature de Val d’Europe S.A.S.” (named “Villages Nature” in the current document), a 50/50 joint venture between Pierre & Vacances-Center Parcs and Euro Disney S.C.A.

Founded as a research firm in 2003, it was converted to a development company in 2010, with dedicated teams implementing the project with resources support from the parent companies. Starting in 2016, Villages Nature will add its own tourism operations company to manage the resort.

Villages Nature’s governing body (the company “Villages Nature Management S.A.R.L.”) is co-chaired by the heads of the two parent companies: Gérard Brémond for Pierre & Vacances-Center Parcs and Philippe Gas for Euro Disney S.C.A.

Dominique Cocquet, the former Executive Vice-President of Strategic Project Consulting and Development of Euro Disney S.C.A., has been Managing Director of Villages Nature since 2010.

Villages Nature is the project owner for the construction of the recreational facilities and the cottages and apartments (estimated at more than €700 million for Phase 1), which will be sold to individual and institutional investors according to the proven real estate financing model used by Pierre & Vacances-Center Parcs for more than 45 years.



Villages Nature is a short and medium-term stay destination devoted to reconnecting, recharging and celebrating life in all its forms, that will delight Europeans looking for new vacation experiences, in an outstanding environment.

Dominique COCQUET

› The two shareholders, leaders in international tourism

Euro Disney S.C.A.: Disneyland® Paris, Europe's number one tourist destination

Disneyland® Paris is owned and operated by Euro Disney S.C.A., a leader in the European family entertainment industry. The resort has been a tremendous commercial success, relying on the strengths of the world-famous Disney brand. With more than 275 million visits since opening in 1992 (14.9 million visits in 2013), the destination employs more than 15,000 Cast Members. Disneyland® Paris has earned the title of Europe's number one tourist destination. Located just 35 minutes from central Paris via regional railway (RER), and strategically positioned for easy access from across Europe, 300 million potential visitors live within two hours of Disneyland® Paris.

Disneyland® Paris comprises two theme parks, 59 extraordinary attractions and seven Disney hotels. The resort also boasts the largest urban entertainment center in the Île-de-France region outside of Paris, Disney Village®. This location (44,000 m² / 474,000 ft²) offers themed restaurants, boutiques and recreational activities. Also present are the world's largest tethered hot air balloon (PanoraMagique) and a multiplex cinema with IMAX facilities. Disneyland® Paris also offers the fifth largest convention facilities in France, hosting 1,000 professional events every year (from small-scale seminars to privatizations of the theme parks).

For Fiscal Year 2013, 51% of the destination's visits came from France, 14% from the United Kingdom, 12% from Benelux (Belgium, the Netherlands and Luxembourg), 8% from Spain, 3% from Italy, 3% from Germany and 9% from the rest of the world. The success of Disneyland® Paris has generated more than 55,000 direct, indirect and induced jobs between 1992 and 2011.

Euro Disney S.C.A.'s revenue for Fiscal Year 2013 was €1.309 billion.



Villages Nature is a major innovation that further adds to France's attractiveness as a tourist destination. This project is a real driver for the French and European tourism industry.

Philippe GAS



Pierre & Vacances-Center Parcs: European leader in local tourism

For more than 45 years Pierre & Vacances-Center Parcs, the leading name in local tourism and vacation property investment in Europe, has been developing innovative leisure and holiday concepts in remarkable natural destinations that are built and managed with respect for the environment and sustainable development. The Group manages some 50,000 apartments and homes under a range of well-regarded and complementary brands, offering its 7.5 million European guests the most attractive seaside, mountain, countryside and city center destinations.

With more than 300 sites in Europe, Pierre & Vacances-Center Parcs offers an astounding variety of destinations and experiences, where guests stay in tourist residences and take advantage of activities and services available on an à la carte basis. Structured around four concepts - residences, Holiday Villages, “all-weather” nature getaways and homes in the city - the offering includes five brands: Pierre & Vacances, Center Parcs, Maeva, Sunparks and Aparthotel Adagio.

Revenue for 2012/2013 was €1.306 billion.

Bringing real estate know-how to the tourism industry

Thanks to the depth and breadth of expertise within the Group, Pierre & Vacances-Center Parcs commands the entire property development value chain, from property identification and project design to construction, financial packaging and marketing to consumers and investors. The expertise of its divisions Pierre & Vacances Conseil Immobilier (PVCi) and Pierre & Vacances Développement (PVD) ensures solid fundamentals for the Group.



Villages Nature is a major innovation in sustainable tourism. Its unique features - including the Aqualagoon and its geothermal lagoon, the organic architecture and the Hanging Gardens - make it an exceptionally attractive destination for European vacationers.

Gérard BRÉMOND

Public partners and a long-term institutional framework

Villages Nature is being developed in Sector IV of Marne-la-Vallée, in an area whose **long-term development is controlled and organized** through an Agreement signed on March 24, 1987 between Disney and the French public authorities. The Agreement for the creation and development of Euro Disney in France outlines the combined development of European's leading tourist destination (Disneyland® Paris) and an urban and economic hub to the east of Paris (Val d'Europe) over a thirty-year period.

The Agreement was extended by **Amendment 8, signed on September 14, 2010**, giving **the development of Sector IV new momentum through 2030** by creating the conditions to continue expanding Disneyland® Paris and the urban development of Val d'Europe, and to launch an entirely new ecotourism component in Île-de-France with Villages Nature. The Amendment was signed in the presence of the Prime Minister at the Hôtel Matignon, between:

- the tourism companies: Euro Disney S.C.A., Pierre & Vacances-Center Parcs, and
- the French public authorities: the State, the Île-de-France Region, the Seine-et-Marne Department, EPAMARNE/ EPAFRANCE and the RATP.

This institutional framework is unlike any other in France, well warranted considering the project's considerable social and economic impact (see p. 22). The framework provides Villages Nature with favorable urban - and land-planning regulations as a result of its utility to the public interest, through its registration by order of the Prime Minister as an **Operation in the National Interest (OIN)** and a **Project in the Public Interest (PIG)**.

In this context and in accordance with its traditional land planning responsibilities accorded by the State, the public institution **EPAFRANCE** is providing Villages Nature the following support:

- Leading all public proceedings and related acquisition of property (subsequently resold to Villages Nature), as well as institutional relations with the local authorities concerned
- Taking on the project ownership of the so-called “secondary” infrastructure, or the construction work that will provide access to the site's internal lots: bodies of water, networks, site development and some environmental offsets

In accordance with Amendment 8, the **French State**, the **Île-de-France Region**, the **Seine-et-Marne Department** and the **SAN Val d'Europe** (a local administrative authority) are building the “primary” infrastructure: roads and networks leading to the site, including main access roads, the highway interchange, water, sanitation and electrical networks, etc.

Key Structures

This model of public-private partnership in land and business development has been used over the entire area of Euro Disney S.C.A.'s involvement in Sector IV of Marne-la-Vallée since 1987 (1,943 hectares/4,800 acres) in the original Agreement, increased to 2,230 hectares/5,510 acres by the 2010 Amendment, including Villages Nature.

Backed by the ongoing and unfailing support of the public authorities at every level and of all political parties, this partnership remains unmatched in France. Over the past twenty years, it has created the equivalent of more than 55,000 direct, indirect and induced jobs each year and produced considerable leverage for public investment: for every €1 of public funds invested, it is matched by €10 in private funds¹.

¹- Source: Interministerial Delegation on the Euro Disney Project, Study of the Economic and Social Contribution of Disneyland® Paris, press kit of March 14, 2012, p. 5.

Unprecedented institutional support and local dialogue

- September 14, 2010: Amendment 8 of the 1987 Agreement (photo above), and the Project of General Interest (PIG) order are signed in the presence of the Prime Minister.
- April to September 2011: The National Commission of Public Discussion (CNDP) leads public discussion; project owners decide to pursue the project.
- November 25, 2011: The Project is registered by order as an Operation in the National Interest (OIN).
- 2012-2013: Regulatory and administrative public proceedings are conducted, without appeals:
 - 7 public hearings on various aspects of the project: public interest, water laws, cross-compliance of urban planning documents, site clearing, etc.
 - 7 essential prefectorial orders, including the Declaration of Public Utility (DUP) in July 2012 and the “mining permit” in October 2013 to access the geothermal aquifer.
 - 6 advisory opinions from the environmental authority (General Council on Sustainable Development - CGEDD - or DRIEE) and a favorable opinion from the National Nature Protection Council (CNPN).
 - Filing and approval of 10 initial or modifying building permits.
 - EPAFRANCE controls land use and takes possession of land in summer 2013.

Forecast timeline

- **Summer 2013:** Preliminary work begins on access to construction site (EPAFRANCE).
- **Spring 2014:** Site development work begins (EPAFRANCE).
- **Summer 2014:** Projected start to construction work.
- **Summer 2016:** Projected public opening of the first stage of Phase 1A, composed of 916 cottages and apartments and two-thirds of the recreational facilities (including the Aqualagoon).
- **2017-2018:** Projected public opening of the second stage of Phase 1A, composed of 241 cottages.
- **2020-2022 (conditional):** Public opening of Phase 1B, including 573 accommodation units and the remaining third of the recreational facilities. Completion of Phase 1, developed over 180 hectares (450 acres) of land, and composed of 1,730 cottages and apartments.

Key Figures

- **32 km (20 mi)** east of Paris, the most visited city in the world (the Paris Region as a destination welcomed 32.7 million visitors in 2012) ;
- **30 minutes** from Paris via RER regional railway or highway ;
- Right next to downtown Val d'Europe, with its RER A train station and international shopping district (Val d'Europe shopping center and La Vallée Village outlet mall), counting more than 25 million visits per year ;
- Just off the **A4 highway** (interchanges 13 and 14) ;
- **6 km (4 mi)** southeast of:
 - Disneyland® Paris, Europe's number one tourist destination with more than 275 million visits since opening in 1992 ;
 - The busiest TGV hub in France, located 10 minutes from Paris-CDG Airport and less than 3 hours from major French and Western European metropolitan areas (1h35 from Brussels, 2h20 from central London) ;
- A **259 hectare (640 acre)** host site located in Marne-la-Vallée, in the department of Seine-et-Marne, straddling three towns: Villeneuve-le-Comte (197 ha/488 ac), Bailly-Romainvilliers (56 ha/138 ac) and Serris (6 ha/15 ac) ;
- **180 ha (445 ac)** developed in Phase 1, with the built environment accounting for 10% ;
- **2 entrances:** East/West (see p. 11) ;
- **1,730 cottages and apartments** in Phase 1, offered in three styles: "Bulle" (30%), "Nature" (40%) and "Clan" (30%) ;
- **16 ha (40 ac)** of recreational facilities - including the Aqualagoon, featuring one of the largest indoor water parks in Europe (9,000 m²/97,000 ft²) and an open-air geothermal lagoon (2,500 m²/27,000 ft²) heated to over 30°C (86°F) by geothermal energy - and **10,500 m² (113,000 ft²)** of shops and restaurants ;
- **2 ornamental lakes** totaling 15 ha (37 ac) ;
- **100%** of the destination's heating needs met by geothermal energy (barring unforeseen circumstances) ;
- **900,000** guests estimated per year at the completion of Phase 1 (maximum capacity approximately **8,000** visitors) ;
- **4,500** direct and indirect jobs created at the completion of Phase 1 (**1,600** direct) ;
- Local tax impact estimated at **€7 million/year** at the completion of Phase 1.



www.villagesnature.com
www.villagesnature-invest.com



twitter.com/villagesnature



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The first pictures
of Villages Nature



A project enlightened by:

