

REAL ESTATE FEES AND CHARGES (EXCL. VAT)

Price rates effective as of 1 April 2019

REAL ESTATE FEES AND CHARGES (EXCL. VAT)

A. FIXED PORTION OF REAL ESTATE FEES AND CHARGES (HEREINAFTER CALLED OCCUPANCY CHARGES)

GENERAL PRINCIPLES

The grounds and premises are supplied as-is and are subject to an agreement between Aéroports de Lyon S.A. and the occupant. The rates for occupancy charges are revised by Aéroports de Lyon S.A. each year. Occupancy charges are invoiced three months in advance.

LAND

	m ² / year
Land without services and no access to runway	€5.51
Land with services & amenities and access to runway (located near the airside zone and ZPNLA(1))	€11.11
Land with services & amenities and no access to runway	€8.11

⁽¹⁾ ZPNLA : Public zones that are not open access.

PREMISES

ANNUAL "MAJOR CUSTOMER" DISCOUNT

Premise occupancy fees may be subject to an annual discount calculated as follows:

ANNUAL OCCUPANCY FEES AND CHARGES	DISCOUNT RATE
< €113 311	0 %
≥ €113 311 < €226 620	5 %
≥ €226 620 < €339 939	10 %
≥ €339 939	12 %

This discount, calculated on 31 December 2019, is applied:

- per customer,
- only to buildings.

The scale is revised according to the same indexing as for occupancy charges.

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PASSENGER TERMINAL (excluding Finger)

Level 0	m ² / year
Warehouses	€94.87
Technical and storage premises, corridors	€129.49
Toilets	€129.49
Bare commercial areas	€273.86
Partitioned commercial areas * < 500 m ²	€419.53
Partitioned commercial areas * >=500m ² and <1000m ²	€377.57
Partitioned commercial areas * >1000m ²	€335.61
Back offices	€290.14
Offices with daylight	€207.47
Offices with indirect daylight	€176.52
Offices with artificial light	€145.57
Bungalow offices	€176.77
Bungalow hangars	€129.49
Waste storage premises	€290.93
Tour Operator counters (per module)	€3,414.13
Sales desks	€493.44

(*) Total partitioned commercial areas for a single agreement.

The Tour Operator rate is a flat rate including:

- occupancy charges;
- private and shared charges and services ;
- land tax and fire insurance.

Mezzanine level	m ² / year
Technical and storage premises, corridors	€129.49
Toilets	€129.49
Sales desks	€493.44
Back offices	€290.14
Offices with daylight	€248.80
Offices with indirect daylight	€211.50
Offices with artificial light	€174.18

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TERMINAL PASSAGERS (hors Jetée)

Niveau +1	m ² / year
Bare commercial areas	€273.86
Partitioned commercial areas * < 500 m ²	€419.53
Partitioned commercial areas * >=500m ² and <1000m ²	€377.57
Partitioned commercial areas * >1000m ²	€335.61
Sales desks	€493.44
Back offices	€290.14
Technical and storage premises, corridors	€129.49
Toilets	€129.49
Offices with daylight	€290.14
Offices with indirect daylight	€246.46
Offices with artificial light	€202.78
Self-service airline counter (per year and unit)	€3,265.69
Tour Operator counters (per module)	€3,414.13

* Total partitioned commercial areas for a single agreement.

Niveaux +2 et +3	m ² / year
Sales desks	€493.44
Back offices	€290.14
Technical and storage premises, corridors	€129.49
Toilets	€129.49
Bare commercial areas	€273.86
Partitioned commercial areas * <500 m ²	€419.53
Partitioned commercial areas * >=500m ² and <1000m ²	€377.57
Partitioned commercial areas * >1000m ²	€335.61
Offices with daylight	€227.91
Offices with indirect daylight	€181.46
Offices with porthole	€174.69
Offices with artificial light	€135.02

* Total partitioned commercial areas for a single agreement.

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FINGER

Niveau 0	m ² / year
Technical and storage premises, corridors	€129.49
Toilets	€129.49
Bare commercial areas	€273.86
Partitioned commercial areas	€419.53
Sales desks	€493.44
Offices with daylight	€227.91
Offices with artificial light	€135.02
Self-service airline counter (per year and unit)	€3,265.69
Niveau +1 et +2	m² / year
Technical and storage premises, corridors	€129.49
Toilets	€129.49
Offices with daylight	€227.91
Offices with artificial light	€135.02

CARGOPORT

CARGOPORT Fret centre (FC2) – West Extension (FW2) – East Extension (FE2)

	m ² / year
Offices	€145.47
Premises with artificial light	€95.60
Warehouses	€95.60
Technical premises - toilets	€119.10

CARGOPORT PARKING AND M1 BUILDING PARKING

	Parking spot (exclusive VAT) / year
One parking spot per 25 m ² of offices rented*	€207.81
One parking spot per 200 m ² of warehouses rented *	€207.81

(*Allocation and invoicing mandatory in accordance with the segments indicated above)

OTHER BUILDINGS

Private enclosed storage in the central warehouse	€106.81
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Incoming or outgoing inventories of fixtures: in the event the Beneficiary does not attend the scheduled meeting and does not give at least 24 hours' notice, except in the case of force majeure, a flat rate of €150 (excl. VAT) will be invoiced.

Sending the temporary occupancy agreement, operating permit or ground handling permit to the Holder:

- Sending original documents: free
- 1st request for a paper copy: free
- Any additional requests will be invoiced at a flat rate of €110 (excl. VAT) – for shipping costs. CD-ROM. copying costs and management fees.

Real estate team hourly shift for any specific customer request: hourly fee of €110 (excl. VAT)

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B. VARIABLE PORTION OF REAL ESTATE FEES AND CHARGES

Effective as of 1 January 2019

Real estate fees related to operating a commercial activity involve a fixed portion and a variable portion.

The basis and the rate of variable fees are set by the occupancy agreement with the exception of the following activities for which the variable portion is set as shown below:

PMR (PRIVATE MOBILE RADIOCOMMUNICATIONS) NETWORKS

	Per antenna / year
Aviation PMR antennas	
Private use	€762.47
Commercial use	€2,542.12
Non-aviation PMR antennas	
Private use. Airport coverage only	€1,271.82
	Per transmission channel/per year
Radio infrastructure	
Use of a transmission channel on Aéroports de Lyon's infrastructure (TETRA)	€575.53