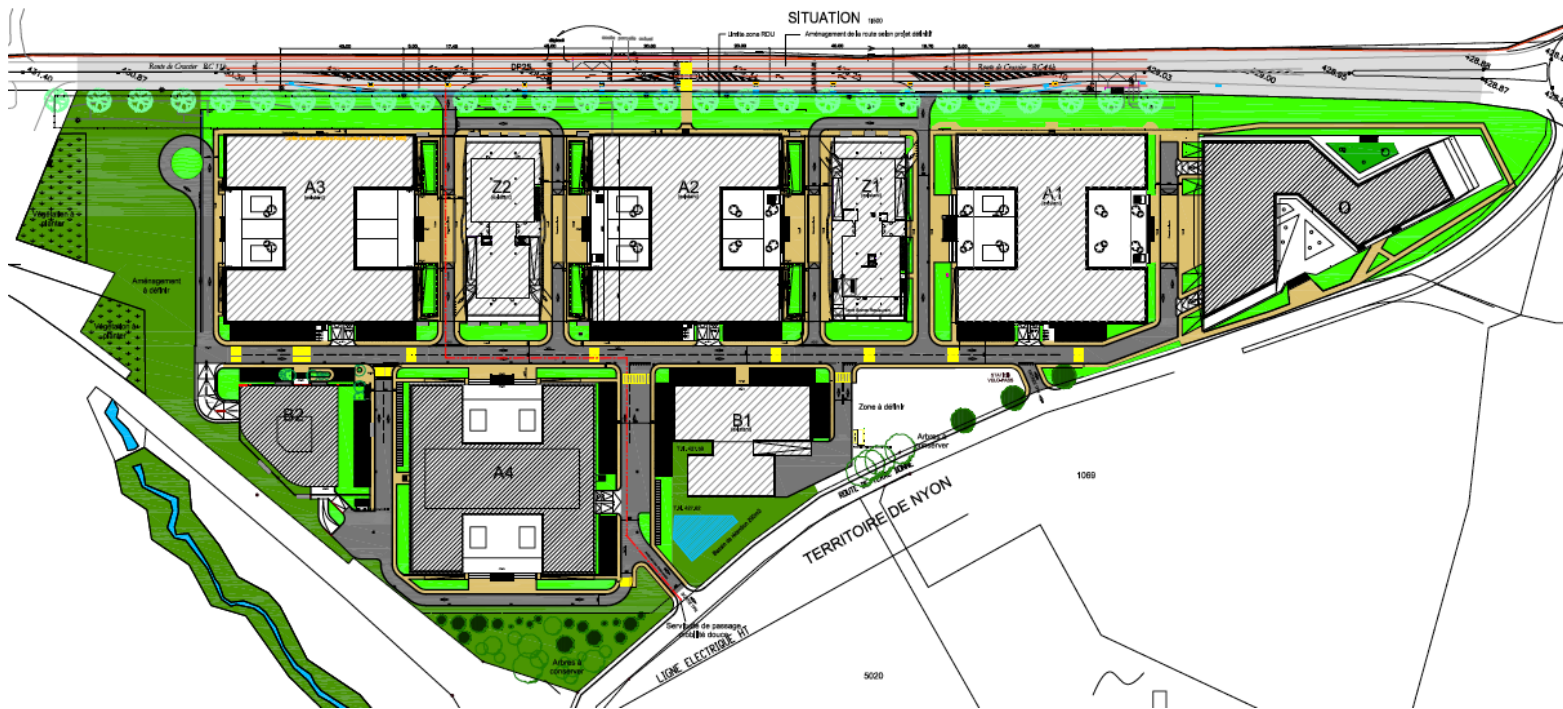




TERRE BONNE PARK



Mobility Plan



NEMACO

INVESTS AND DEVELOPS FOR MULTINATIONALS

Nemaco is currently building a Business park of approx. 50'000m² located in Eysins, between Ch. De Terre-Bonne and Route de Crassier.

At completion of the 4th and last phase (est. 2015), this park will have almost 2'000 people working there and commuting daily, for a total amount of parking spots around 750 (subject to confirmation and approvals).

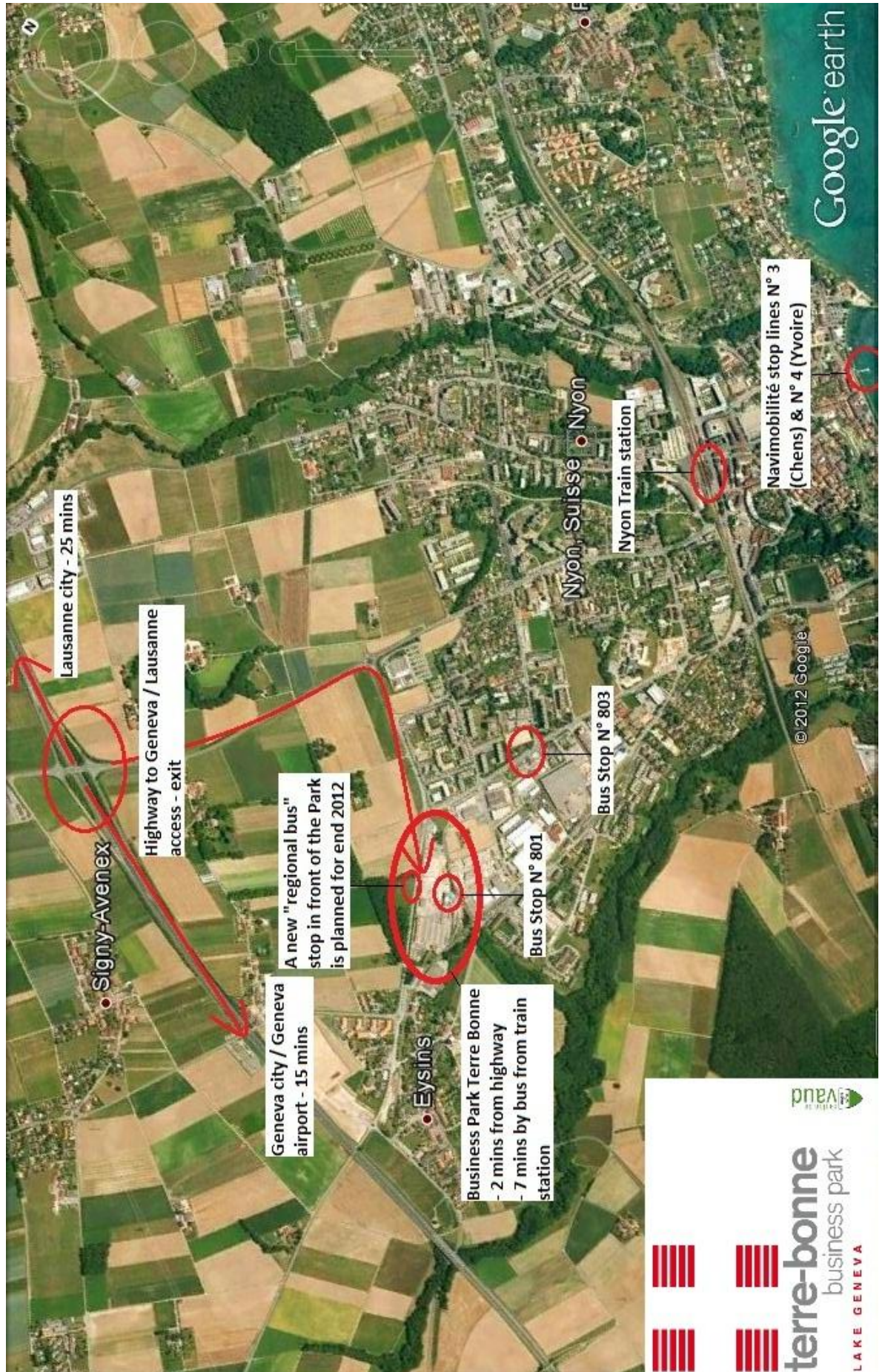
It is clear that the current access and transportation, though existing, is not sufficient to cope with such daily inflows and outflows. Roads are also not adapted to handle such traffic and construction limitations on the total amount of parking spots add difficulties for the developer and the tenants of the Park.

All parties would also like to act “environmentally responsible” by attempting to reduce pollution due to added and unrequired traffic.

Therefore, the communes of Eysins and Nyon have requested that the developer, Nemaco, and each tenant, provide a “Mobility Plan Project”, where different ideas and solution can be proposed.

Please note that all these proposed solutions require approval by the commune and / or the tenants as well as financing. The goal of this report is to “brain-storm” different means that could be offered. This document is not contractual and cannot be considered as a binding commitment by the developer.

CURRENT ACCESS AND TRANSPORTATION POINTS



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PUBLIC TRANSPORT

Current offers

Trains

Over the years, Nyon has developed into one of the most active and developing cities in the Lake Geneva region. Its train station is a main stop for all trains. Geneva center or airport is reached in less than 15 minutes, Lausanne in less than 25 minutes.

Train times and schedules to any destination are accessible via www.cff.ch

Navimobilité

Nyon is lucky to be able to offer a Navimobilité stop. The boat goes back and forth daily between the French cities of Chens and Yvoire. Chens though is serviced much more often as Yvoire is just a touristic region. The Chens line operates from 06:00 to 20:00 daily.

From the lake side the train station is just a short walk away, or a bus can be taken.

The boat times and schedules are accessible via:

Line N°3: <http://www.navimobilite.ch/index.php?cid=3>

Line N°4: <http://www.navimobilite.ch/index.php?cid=4>

Buses

All buses in Nyon go to and from the train station. Originally the closest bus stops to the Business Park were the urban lines:

- N°801 (less than 300m away on Rte du Stand), now renumbered 801
- N°803 (less than 10 mins walk, on Rte de Divonne), now renumbered 803

Both these lines operated from approx 06:30 to 18:40 daily, at about 20 min. intervals

Annexed to this document are the bus timetables for lines 801 and 803

ADDITIONAL BUS STOPS / INCREASING FREQUENCY

Nemaco, as well as the tenants of the Business Park, wanted to see the Park better serviced by public transports. Both stops were serviced with buses coming at regular intervals of approx. 20 minutes.

In August 2011, the Business Park agreed to a partnership with the TPN and the commune of Nyon, adding another stop to the bus line N° 801 directly onto the Park. To obtain this additional stop, the Business Park agreed to finance the cost.

Since then, offers have been requested to increase volume and / or to extend the hours. These options have proved to be very heavy financially for little added service, and were therefore originally rejected by the Park. In 2013, the Park, with new members and more surfaces and therefore more financial means, voted an extension of the service hours of the 801 line for end 2013 until 00:00 weekdays.

Additionally, a regional bus stop was originally planned in front of the Business Park on Route de Crassier for end 2012, but had then been moved to end 2013, and now end 2014. It should be connecting back and forth with the Nyon train station every 30 minutes until 00:00.

CREATING A “BUSINESS PARK TERRE-BONNE” SHUTTLE SERVICE

The Business Park has discussed this topic many times, with variations on whether to “Outsource” or to do this “Inhouse”. This idea has been pitched to the current tenants as well as the commune of Eysins and Nyon and was well received. The shuttle would service the train station, but maybe even other areas depending on demand (such as lakeside, for the Navimobilitéé) at peak hours.

This service would be added to the service charges of the Business Park, creating an equal distribution between tenants and inciting them to use this service as they would be charged for it no matter what.

Nevertheless, a potential issue lies in the fact that it may end up competing against the TPN, who have a legal monopoly on public transports, due to its designated stops (train station /lakeside).

Offers were presented to the Business Park, but up to now were deemed too expensive.

“SOFT” MOBILITY

This consists of walking or bicycling. The train station is overall relatively close by. Nemaco has donated land to the commune on Ch. De Terre-Bonne so that the commune can build a sidewalk. Nemaco is pushing hard for this but all actions must still be decided and ordered by the commune.

WALKING

One can walk from the train station to the Business Park in approx. 30 mins maximum, making for a healthy and pleasant walk during the sunny days.

BICYCLES / VELOPASS

Another option is bicycles. Employees can bike from the train or lake stop to the business park in about 10 minutes. Besides a short uphill by the train station or lake, the rest of the path is relatively flat.

A “VELOPASS” system, such as those already existing in Paris, Geneva, or London, was installed in 2011 and increased in 2012. A total of 16 electric and mechanical bikes are available, and a “two-wheeler” parking zone has been created, additional to the bike racks available in all buildings. Nyon being rather safe will limit the deterioration and vandalism of these “bike stops”.

The “VELOPASS” stop on the Park is proud to be one of the most used in the “La Cote” region.

“VELOPASS” stops are available throughout the region in key areas.

These can be found on: <http://velopass.ch/fr/velopass-velos-en-libre-service-suisse/reseaux/la-cote>

TENANT MOBILITY SCHEMES

Despite all efforts and possible realizations from the developer, it is still up to the tenant to promote and convince its employees of the mobility solutions at hand.

CAR POOLING

A common but effective measure. Companies, through their intranet sites or HR departments can link employees living in the same region together. This decreases the amount of cars on the road and one could imagine having “dedicated” car-pooling parking spots.

RESERVED SPOTS

Companies could reserve parking spots for their employees’ car pooling as well as these using hybrid vehicles or requiring their cars due to health or family reasons.

REIMBURSEMENTS / INCENTIVES

This could be achieved through financial incentives or rewards. A common measure is for the companies to sponsor annual public transport memberships for their employees. In the case of the “VELOPASS” concept, companies could finance the “bike stops” and their bicycles, therefore offering a different solution to their employees, marketing themselves by advertisements, but also increasing their reputation by being “greener” to the general public. This has already been done by SHIRE AG, with a “VELOPASS” rack on the Park.

BIKE TO WORK DAYS

Companies can promote specific days for their employees to bike to work. These can be rotated throughout the days.

MOBILITY JACKPOT

The concept is simple, but can be effective. Every month a company chooses randomly an employee that has been participating in the contest by finding other means of coming to work besides his personal vehicle. That employee will receive a small gesture in the shape of vouchers or any other things. Should that employee not have been “Mobility” conscious throughout the month, the winnings are added to the next month’s jackpot.

“OVERFLOW” PARKING

This idea was laid out by Mr. Leimgruber of the Economical development of the canton of Vaud in the form of an “overflow” parking.

The concept would be that the Business Park would (maybe) be authorized a few extra spots for extraordinary necessities. Such cases could be but are not limited to: annual or board meetings of the tenants, official visits, emergencies, etc. This parking would be controlled and possibly organized on a “pay per hour” basis, with hours being charged heavily in an attempt to refrain employees from using it daily. This “zone” could be created west of the A3 building.

As of 2013 this idea is refused by the Commune of Eysins, who considers it still regular parking.

ADDITIONAL SERVICES

Offering additional services on the Park also greatly reduces the amount of traffic and vehicles on the Park. Below are 3 additional services that the Park has been working on to offer its tenants:

RESTAURANT AND CATERING SERVICES

With the amount of employees that will be on the Park, Nemaco has decided to invest into a Restaurant facility. This also helped with Mobility as it allowed employees to eat on site, rather than having to take their vehicle to find a place to eat. It also provides a neutral “social” zone, where employees can come relax, or have less formal meetings.

The restaurant opened in a temporary setting in 2011 and has now taken place and is fully operational in the Z1 since January 2013 under the name “The Kitchen” and operates as a fully independent company and tenant of the Park. Its operating hours weekly are from 07:00 to 16:00. The restaurant provides free wifi, breakfast, lunch and coffee/tea/fruit juice services, as well as catering services for the Park. Tables and areas are available and can be reserved on request for private lunches or events.

FITNESS

A fitness is currently being negotiated with an operator on the Park, allowing employees to balance work and health.

CRECHE

A crèche will be built and is planned for operation for September 2014. This establishment will provide approx. 60 spots for newborns to kindergarten