

Groupe
Affine

2005 Results

Presentation of March 2nd, 2006





THE GROUP'S POSITION

KEY EVENTS

BUSINESS IN 2005

2005 FINANCIAL STATEMENTS

STRATEGY AND OUTLOOK



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BUSINESS IN 2005

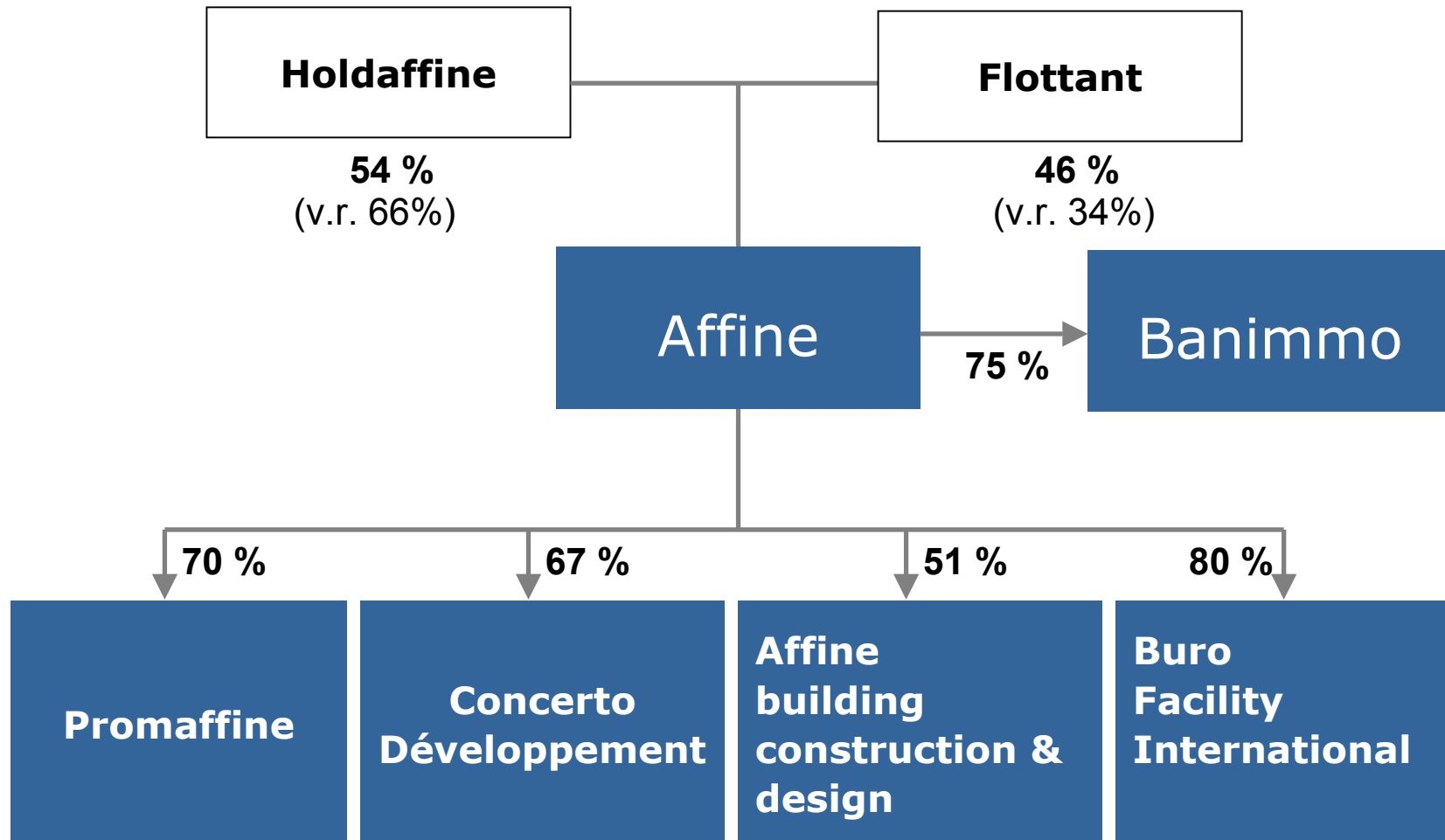
2005 FINANCIAL STATEMENTS

STRATEGY AND OUTLOOK

Independant operator Specialising in commercial property

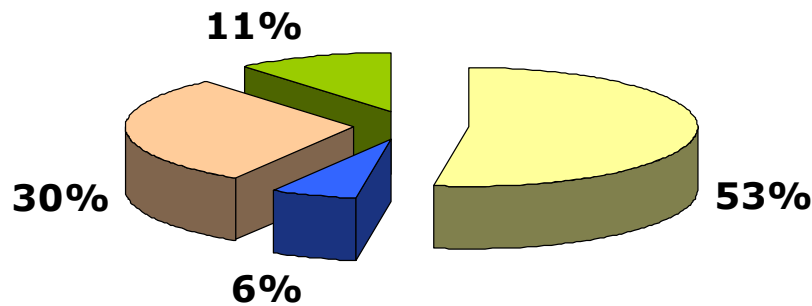
- Core business: Commercial property investor
 - Affine: - rental properties & lease finance
- listed property company (SIIC status) and credit institution
 - Specialised subsidiaries: logistical engineering, construction engineering, development and business centers
- Unique position
 - Diversification in location of its...
 - ... and over the main segments of the commercial property sector
- A business model of balanced growth
 - Careful selection of investments
 - Diversified sources of income
 - Risk management and hedging
 - Development based on organic growth and acquisitions

Group structure as of March 2nd, 2006

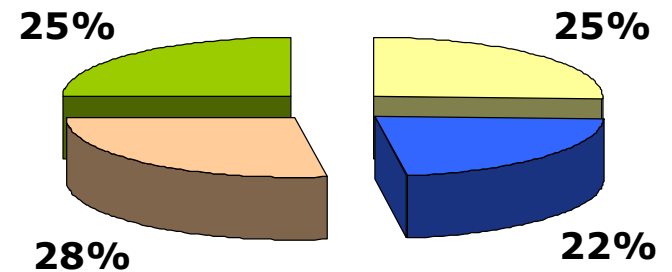


Diversified assets...

Rental properties



Lease finance properties

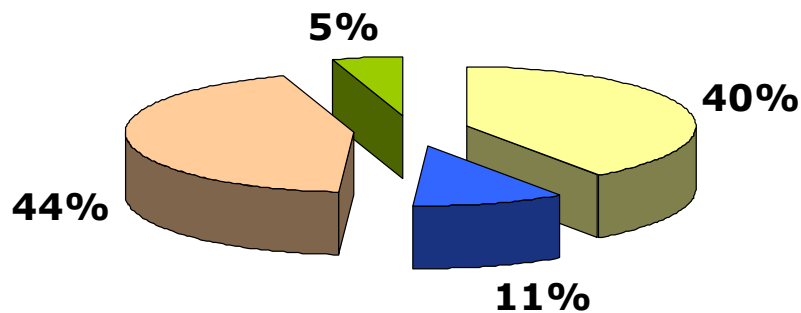


Offices Warehouses Retail Other

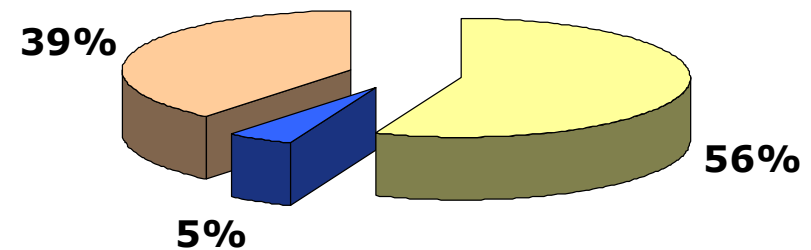
Breakdown of assets as a percentage of value on Dec. 31st, 2005

... and a balanced geographical distribution

Rental properties



Lease finance properties



Other regions Ile de France Paris Outside France

Breakdown of assets as a percentage of value on Dec. 31st, 2005



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Key Events

- Record volume of the investments
- Strong progression of the consolidated profit
- Shares and bonds issues, strenghtening the financial structure
- Enlargement to new businesses
 - Acquisition of BFI
 - Creation of Affine building construction & design (Abcd)
- European expansion
 - Acquisition of a residential portfolio in Berlin
 - Creation of a subsidiary in Spain dedicated to logistics
- External growth: acquisition of Banimmo, a belgian property company



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Core business: rental properties portfolio

| ● Key figures | 2004 | 2005 |
|-----------------------------------|-------------|-------------|
| Number of assets | 84 | 79 |
| Total surface area | 350,000 sqm | 412,000 sqm |
| Investments | €81m | €95m |
| Disposals | €21m | €70m |
| Market value (incl. taxes) | €330m | €414m |
| Occupancy rate* | 91.1% | 95.4% |

* Excluding buildings under refurbishment

- **Acquisition of 15.4 M€ Altaréa' shares:** indirect investment in retail

Rental properties portfolio

● Major acquisitions

- Two warehouses of 27,700 sqm and 38,800 sqm in Herblay (95) and Saint Cyr en Val (Orléans) respectively
- A block of buildings comprising 223 apartments in Berlin
- An office building: of 5,600 sqm in Lyons (3^{ème}),
- A recreational and retail centre, « Les Hangars des Quais », of 22,500 sqm, comprising 5,000 sqm of office in Bordeaux
- An office building: of 7,800 sqm in La Madeleine (Lille)

● Major sales

- Warehouse of 28,260 sqm in Brétigny sur Orge (Ile de France)
- Warehouse of 16,865 sqm in Satolas (Isère)
- 3 retail areas with a total surface area of 10,200 sqm in Bellerive sur Allier, Avignon and Clermont-Ferrand
- 4 office blocks: of 4,100 sqm in Vitrolles (Marseilles)
- Office building of 11,000 sqm ZAC Rive gauche in Paris (Affine's share 17.5%)
- Warehouse of 27,700 sqm in Herblay (Ile de France)

Rental properties portfolio

La Madeleine (Lille)



Bordeaux: Les Hangars des Quais



Saint Cyr en Val (Orléans)

Rental properties portfolio

2005 Yield

| | Portfolio | Yield | Potential yield |
|--------------|-------------|-------------|-----------------|
| Offices | 53% | 8.5% | 9.0% |
| Warehouses | 30% | 9.2% | 9.7% |
| Retail | 6% | 8.6% | 9.9% |
| Other | 11% | 5.1% | 5.7% |
| Total | 100% | 8.3% | 8.9% |

Rental properties portfolio

● Property rents evolution

On the basis of current rents as of December 31st

| (in €m) | 2004 | 2005 | Change |
|------------------------------|------|------|--------|
| Like for like rents | 23.6 | 25.8 | +9.5% |
| Rents of the new operations | | 7.0 | |
| Rents of the sold operations | 4.2 | | |
| Total rents | 27.8 | 32.8 | +17.9% |

On the basis of accounted rents

| | | | |
|-------------|------|------|--------|
| Annual rent | 25.9 | 31.6 | +21.9% |
|-------------|------|------|--------|

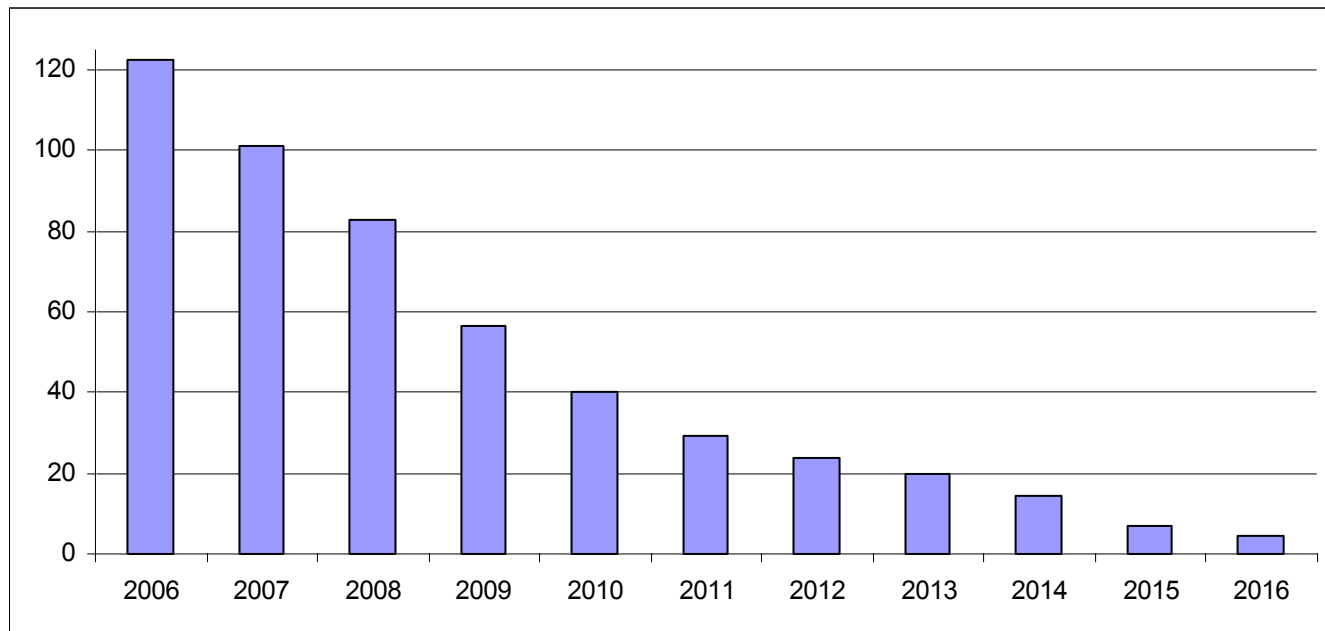
● Evolution of the portfolio value

| (en M€) | 2004 | 2005 | Change |
|-----------------------------------|------|------|--------|
| Total rental properties portfolio | 330 | 414 | +25.5% |
| Like for like portfolio | 280 | 322 | +14.9% |

Lease finance properties

| Key figures | 2004 | 2005 |
|----------------------------|-------|-------|
| Number of buildings | 256 | 230 |
| New operations | €8.8m | €6.6m |
| Outstanding | €176m | €135m |

Leased finance outstanding in €m



Lease finance properties

Financing of the head office of Jacquet in Saint Michel sur Orge (Ile de France)



Logistics Engineering Concerto Développement

● Majors programs

- Construction of a 15,300 sqm warehouse in Mitry Mory (77) for L'Oréal, delivery: June 2006
- Development in Marly la Ville (95) of a 32,600 sqm building let to Samada (Monoprix group) and sale to CGS ; carrying on of the program commercialization (15,000 sqm)
- Creation of Concerto Ibérica, construction of a first logistics platform of 15,250 sqm in La Bisbal, Barcelona suburb
- Acquisition of a 21,000 sqm warehouse to be refurbished in Roubaix-Leers (Lille)

● Projects

- 42,000 sqm in Hem (Lille)
- 85,000 sqm in Monteleger (Drôme)

Development Promaffine

- Building of the residential program rue Copernic in Paris 16^{ème}: the pre-sales represents 70.8%
- Delivery of the extension of the town hall in Corbeil-Essonnes (Ile de France)
- Project management mission from Eurazéo for a 20,000 sqm residential project in Marseille
- Winner of a bid for a 8,300 sqm residential project in Chantepie, (Rennes area)

Development projects



Business centers Buro Facility International

- Acquisition by Affine in 2005
- Opening of the centers at Rueil-Malmaison and Opéra, acquisition of the center at Toulon / La Seyne
- Acquisition of the center on Champs-Élysées, previously a franchisee
- Ten centers in activity (two of them are franchisees)
- 37 % progression of the sales (€0.9k)

Construction engineering Affine building construction & design

- Creation of a new subsidiary, Affine building construction & design (Abcd), dedicated to the construction engineering, managed by Patrick Canac and Francis Robert
- Activity: providing reliable solutions to the group's clients or third parties for the realization of their real estate projects (offices, logistics platforms, shopping centers, production units, research centers, care facilities...)
- Covers three areas:
 - Logistics
 - Complex operations
 - Along with clients abroad
- Clearly Europe-oriented : projects in France, but also in Spain, Germany and Great Britain



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Consolidated profit and loss

| (€m) | 2004* | 2005 | Change |
|--------------------------------------|-------------|-------------|---------------|
| Operating margin: | | | |
| Rental properties | 20.6 | 27.9 | - |
| Lease finance | 13.1 | 11.0 | - |
| Development | 4.4 | 2.5 | - |
| Financial income and expenses | (14.3) | (14.3) | - |
| Operating expenses and miscellaneous | (12.6) | (10.5) | - |
| Pre-tax profit | 11.2 | 16.7 | +49.0% |
| Corporate tax and miscellaneous | (1.5) | 0.6 | - |
| Net profit | 9.7 | 17.2 | +77.3% |
| Of which, group share | 9.2 | 16.9 | - |

(*) IFRS standard

Operating margin of rental properties

| Consolidated data (€m) | 2004* | 2005 |
|---------------------------|-------------|-------------|
| Rents | 26.3 | 31.6 |
| Depreciation | (8.6) | (10.8) |
| Other income and expenses | (2.9) | (2.8) |
| | 14.8 | 18.1 |
| Capital gain on disposals | 5.9 | 9.4 |
| Provisions | (0.1) | 0.4 |
| | 20.6 | 27.9 |

(*) IFRS standard

Operating margin of the lease finance

| Consolidated data (€m) | 2004* | 2005 |
|----------------------------|-------------|-------------|
| Rents | 41.3 | 35.5 |
| Depreciation & provisions | (28.1) | (25.2) |
| Miscellaneous | 0.9 | 0.3 |
| | 14.1 | 10.7 |
| Capital gains on disposals | 3.4 | 3.0 |
| Change in reserve | (4.4) | (2.7) |
| | 13.1 | 11.0 |

(*) IFRS standard

Company profit and loss

| (€m) | 2004 | 2005 | Change |
|------------------------------|-------------|-------------|---------------|
| Rental properties | 18.5 | 24.4 | - |
| Lease finance properties | 16.7 | 14.7 | - |
| Interests, dividends & other | (11.4) | (11.0) | - |
| Operating expenses | (9.3) | (10.2) | - |
| Miscellaneous | 2.9 | 0.3 | - |
| Pre-tax profit | 17.4 | 18.1 | +3.9% |
| Exceptional profit | 0.8 | 0.0 | - |
| Income tax | (1.4) | (7.1) | - |
| Net profit | 16.8 | 11.0 | -34.5% |

Consolidated statement of source and application of funds

| (€m) | 2004* | 2005 |
|---------------------------------|-------------|-----------|
| Lease finance cash flow | 44 | 31 |
| Rental properties cash flow | 26 | 27 |
| Gross ordinary cash flow | 70 | 58 |
| Others operating cash flows | (9) | (42) |
| of which development | 24 | (16) |
| of which financial expenses | (16) | (15) |
| Investment cash flow | (60) | (14) |
| Financing cash flow | (11) | 18 |
| Total | (10) | 21 |
| Cash available at closing | 10 | 31 |

(*) IFRS standard

Financial structure

| Consolidated data (€m) | 2004* | 2005 |
|-------------------------------------|--------------|-------------|
| Equity (before dividends) | 160.4 | 202.3 |
| Debt (liabilities to third parties) | 375.3 | 411.7 |
| of which total bank debt | 322.1 | 302.4 |
| Total balance sheet | 536.7 | 615.3 |
| Gross ordinary cash flow | 70.3 | 58.4 |
| Gearing | 2.0 x | 1.5 x |
| Net interests / average debt | 4.3% | 4.3% |
| Cash flow / net interests | 5.0 x | 4.1 x |
| Solvency ratio | 31.9% | 32.3% |
| Return on equity | 6.0% | 8.5% |

(*) IFRS standard

Breakdown of debt

| (€m) | 2004* | 2005 |
|--|-------|------|
| Total bank debt | 322 | 302 |
| Lease finance | | |
| Outstanding lease finance portfolio | 176 | 135 |
| Allocated equity (10% of outstanding debt) | 18 | 14 |
| Allocated debt | 158 | 121 |
| Rental properties | | |
| Allocated debt | 164 | 181 |
| Market value (included taxes) | 330 | 414 |
| Debt / Value | 50% | 44% |

(*) IFRS standard

Net Asset Value

| (€m) | 2004* | 2005 |
|--|--------------|--------------|
| Consolidated equity (before dividends) | 160.4 | 202.3 |
| Discounted future margin (at 5%) of lease finance portfolio | 12.8 | 8.6 |
| Deferred capital gains (net of taxes) on rental properties portfolio | 24.3 | 61.3 |
| Liquidation NAV | 197.6 | 272.1 |
| Replacement NAV | 209.6 | 291.2 |

(*) IFRS standard



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The Belgium real estate company Banimmo joins Affine group

- Acquisition on February 28th, 2006, from Lend Lease Global Properties, of 75% of its Luxembourg subsidiary GP Beta Holding, owner of the Belgium real estate company Banimmo Real estate SA/NV as well as its French subsidiary Banimmo Real Estate France
- Banimmo manages a portfolio with an estimated value of €276.3m for a total surface of 250,000 sqm
 - Comprising mainly offices in Brussels and Antwerp
 - Assets include the Brouckère Tower, Alma Court, four buildings in the Da Vinci business park, the former IBM training centre of La Hulpe, Atlantic Houses, etc.
 - 20 business buildings and developments in Belgium as well as 2 assets in Luxembourg and 3 in France (Colombes, Bordeaux and Clamart)
- The expertise of Banimmo's team will allow the group to enlarge the field of its investment projects, notably in France and Belgium

The Belgium real estate company Banimmco joins Affine group

Financial aggregated statements (GP Beta and AVI)

| (in €m) | 2005 |
|---|----------------|
| Equity | 94.4 |
| Debt (liabilities to third parties) of which total bank debt | 194.9 164.1 |
| Total balance sheet | 289.4 |

| (in €m) | 2005 |
|-------------------|-------------|
| Income | 21.6 |
| Expenses | 23.3 |
| Operating profit | (1.7) |
| Net profit | 9.8 |

Enhancing existing portfolio

- Increasing of the average size of assets
(3 €m at the end 2003, 4 €m at the end 2004 and 5.2 €m at the end 2005)
- Increasing value via restructuring
- Dynamic property management
 - Asset management internalized in close cooperation with local property managers
 - High maintenance standards
 - Foster relationships with tenants

Enlarging the portfolio

- Annual objectives : 100 €m
 - Sustained investment in rental property market
 - Selective operation on the leased property market
- Rigorous investment criteria:
 - 5 €m to 20 €m / asset
 - Fully owned (100%)
 - Balanced distribution of assets held in Paris, its suburbs and the other regions
 - Minimum yield : 8%
 - Investments within Euroland



Combined high average returns with prudent risk management

Prudent risk management

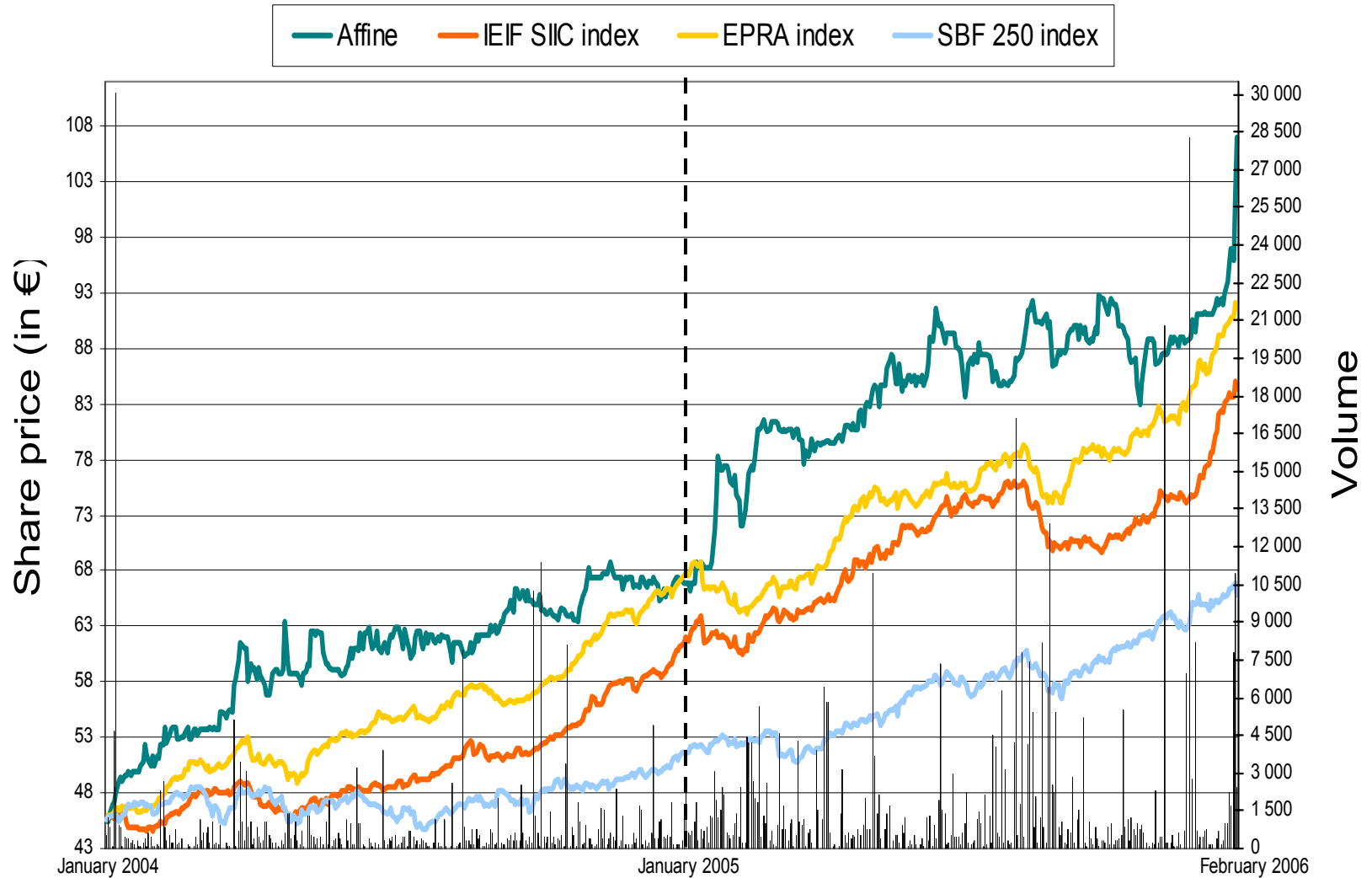
- Rigorous internal procedures designed to control and manage risks:
 - Regarding new operations, on the lease finance and rental properties portfolios
 - Regarding existing portfolio, through monthly supervision
 - Only presold or prelet development projects
- Affine is regulated by the Regulatory bodies and market authorities:
 - Banking commission / CECEI
 - Financial Market authorities (AMF)
 - Euronext
- A safe financial policy:
 - Refinancing policy based on a strict backing of assets
 - Permanent hedging against interest rate risks

Affine on the stock market

- **Affine is included in the Eurolist and listed on Next Prime index of Euronext**

| | |
|--|-----------|
| Number of shares (31 st December 2005) | 2 684 719 |
| Free float | 46% |
| Share price as of 31 st December 2005 | €88.85 |
| Market capitalisation | €238.5m |
| Price variation December 2005 / December 2004 | 32.0% |
| EPS | €6.4 |
| P/E ratio | 13.9 x |
| Dividend per share | €4.1 |
| Yield | 5.0% |
| Payout ratio | 63.1% |
| Total 12 months return (including variation of share price) | 37.0% |

Affine en bourse



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