

# PRESS RELEASE

## 16<sup>th</sup> February 2010



SOCIÉTÉ DE LA  
TOUR EIFFEL

## 2009 turnover increases by 13 %

The consolidated turnover of Société de la Tour Eiffel **increased by nearly 13%** between 2008 and 2009 progressing from €84.6 to 95.5 M, €70.6 and 75.7 M respectively being attributable to rents. This net rental progression resulted principally from new development deliveries (+€4.5 M), indexation, lease renewals and relettings (+€4 M), adjusted for loss of rent due to property disposals in 2008 and 2009 (-€3.4 M). On a like for like basis, the rental increase during the period under review thus equated to 5.7%. The increase in other revenues was occasioned principally by service charges re-invoicing to tenants of 5.8 M€ in respect to 2007 and 2008.

### Turnover

(In M€)	2009	2008	Variation
Q1	24.4	20.6	+18.5 %
Q2	22.9	22.1	+ 3.6 %
Q3	20.9	20.9	-
Q4	<u>27.3</u>	<u>21.0</u>	<u>+ 30 %</u>
Total	95.5	84.6	+12.9 %
Of which rents	75.7	70.6	+7.2%

### Portfolio management :

Fourth quarter highlights:

- **the delivery of two new developments representing €56M of investment and €4.4 M of annual rents :**
  - **16,400 m<sup>2</sup> new Green label office building at Massy** leased to Alstom on a 9-year fixed lease
  - **1,700 m<sup>2</sup> in the Strasbourg Tanneries Eiffel park**, pre leased on a 9-year fixed lease to CESI;
- the granting to Medica of a new 9-year lease of a nursing home at Bourg-en-Bresse, consequent to the construction of a 1,800 m<sup>2</sup> extension to the establishment (€1.3 M of rents);
- **8.000 m<sup>2</sup> of new lettings and lease renewals in the Eiffel Parks** representing €0.9 M of annual rent.

The relative resilience of the company's operating performance was further illustrated by improved **physical and financial occupancy rates which increased** respectively, year on year, from 88.2% to 89.5% and from 88.6% to 91.1%.

**Agenda:**                   - **11<sup>th</sup> March 2010: 2009 results**  
                                  - **20<sup>th</sup> May 2010: Annual General Meeting**

***About Société de la Tour Eiffel***

*A « SIIC » quoted on the Euronext Paris Exchange, the company pursues a strategy focused on the ownership and the development of quality office and business space capable of attracting a wide range of tenants in both established and emerging locations. The company's portfolio stands at over 1 billion Euros of assets spread evenly between the Paris area and the regions.*

*Société de la Tour Eiffel is listed on NYSE Euronext Paris (compartment B) – ISIN code: 0000036816 – Reuters : EIFF.PA – Bloomberg : EIFF.FP*

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