Results

HALF-YEAR

2011

Presentation of 30 August 2011

GROUPE AFFINE

Summary

Affine Group

- **Property portfolio**
- **Development of group companies**
- **Analysis of 1H11 accounts**
- **A robust financial model**
- **Affine on the stock market**
- **Strategy and outlook**

A group organised around property companies

Affine Group

Le groupe Affine

3 listed property companies

AffiParis ← 75 % — **Affine** — 50 % → Banimmo

AffiParis

Commercial properties in Paris

- French REIT (SIIC)
- Capitalisation: €28m
- Assets: €223m

Affine

Commercial properties across France (Paris excluded)

- French REIT (SIIC)
- Capitalisation : €179m
- Assets : €571m

Subsidiary Concerto European Developer : Logistics engineering

Banimmo

Re-positioning and redevelopment of real estate in Belgium, France and Luxembourg

- Capitalisation : €148m
- Assets : €272m

» Property portfolio

Key figures

Property portfolio

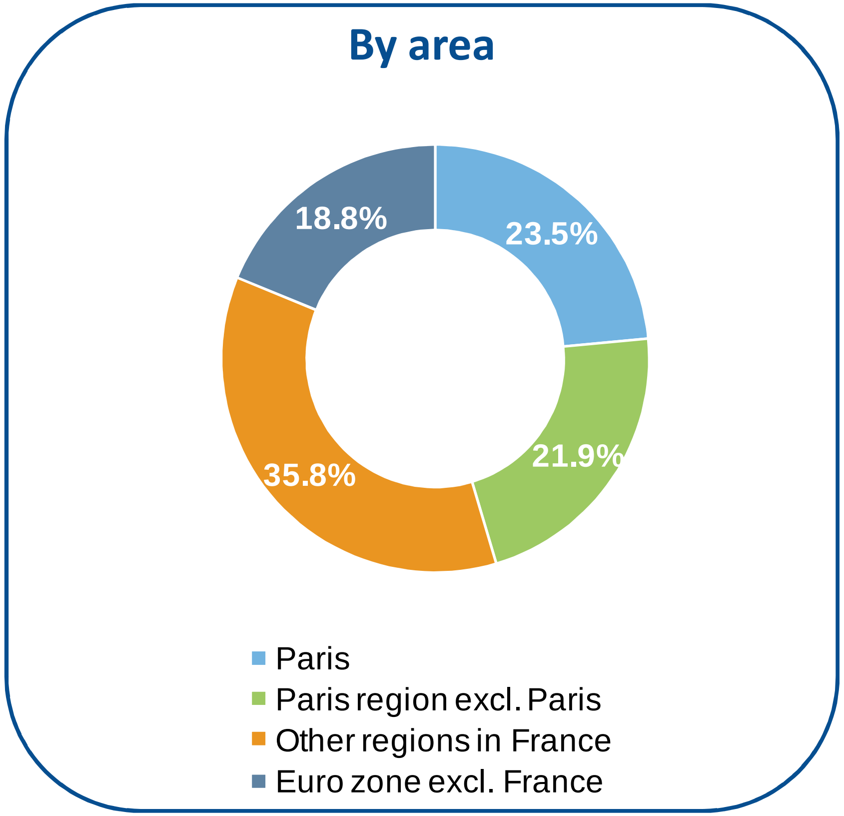
(€m)	30/06/10	31/12/10	30/06/11
Number of assets [1]	107	98	98
Total surface area (sqm)	829,000	755,000	754,000
Investments [2]	28	97	19
Disposals	27	80	30
Value (incl. TT)	1,079	1,060	1,065
Occupancy rate (%)[3]	88.4	88.8	88.7
Gross rental income	36.1	70.6	35.7

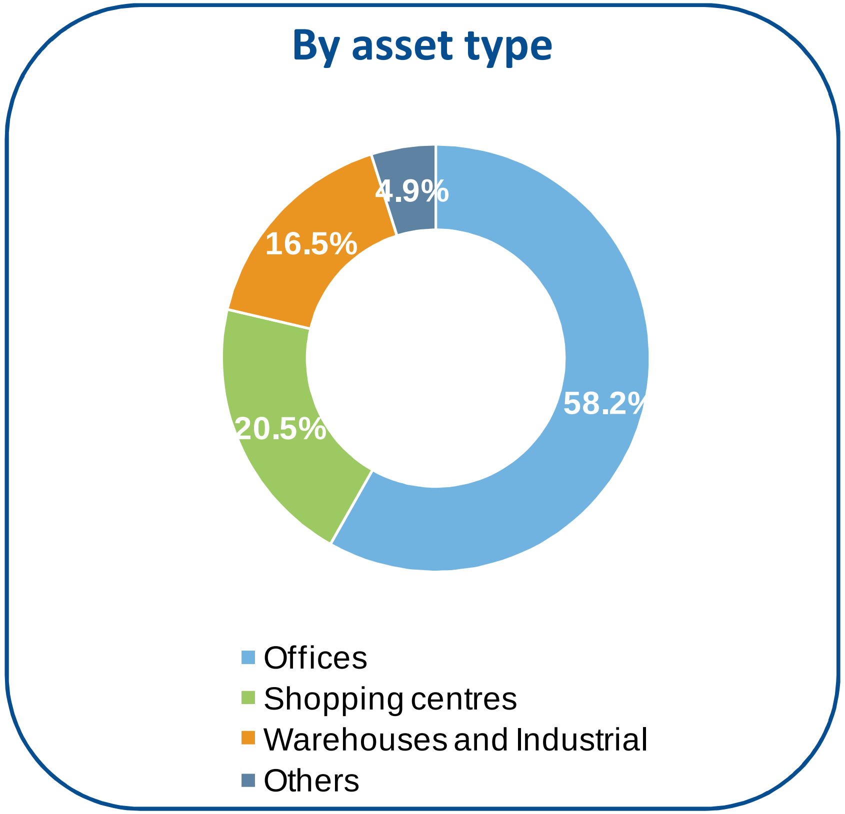
(1) Including pre-sale contracts in progress (VEFAs)
(2) Including external growth
(3) Excluding Banimmo and except buildings being restructured

Diversified portfolio

Property portfolio

Breakdown of the portfolio in value terms





€30m of disposals

Property portfolio

Affine (€8.8m), AffiParis (€0.9m) and Banimmo (€20,0m)

Nantes: €1.9m

Lezennes: €0.9m

Saint Cloud: €6.8m

Clamart : €20.0m

€19m of investments

Property portfolio

Development & Refurbishment €8.5m

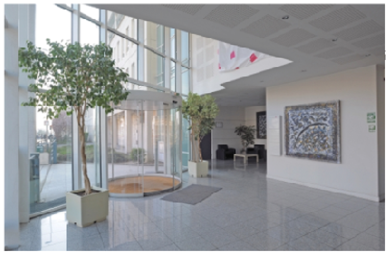
Brussels (Electrolux)

Paris 12e (SNCF)

Nevers

Tremblay en France

Acquisition €10.5m

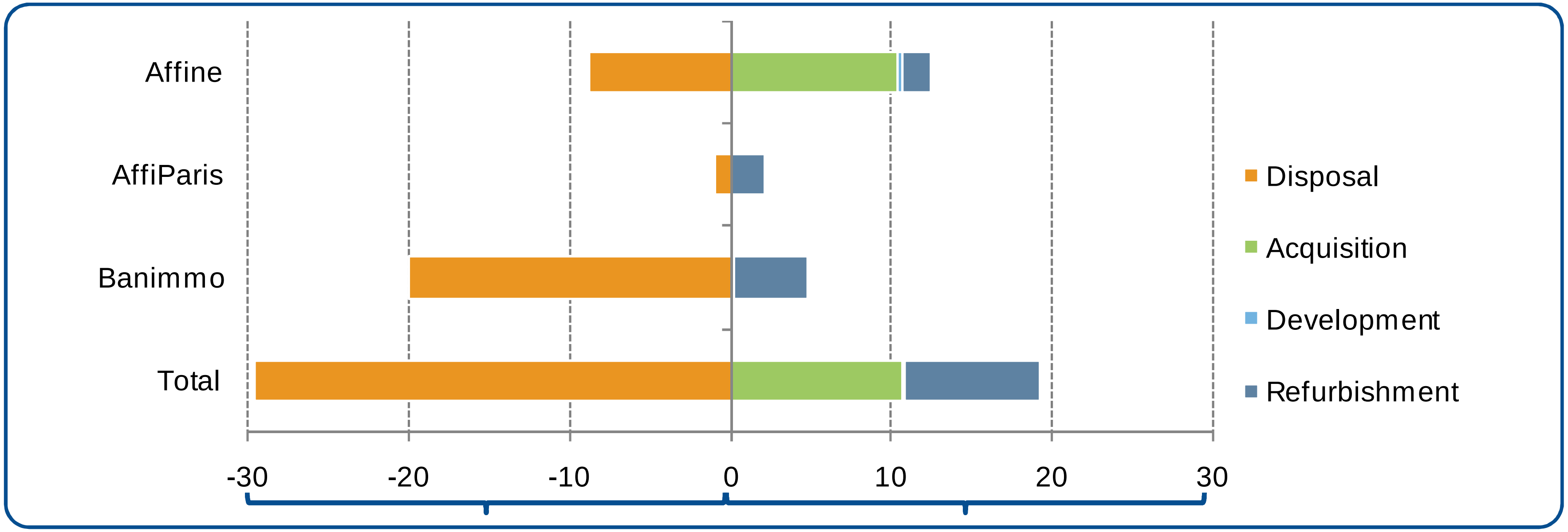


Lyons

Balance of Investments and disposals

Property portfolio

Investments and disposals (€m)



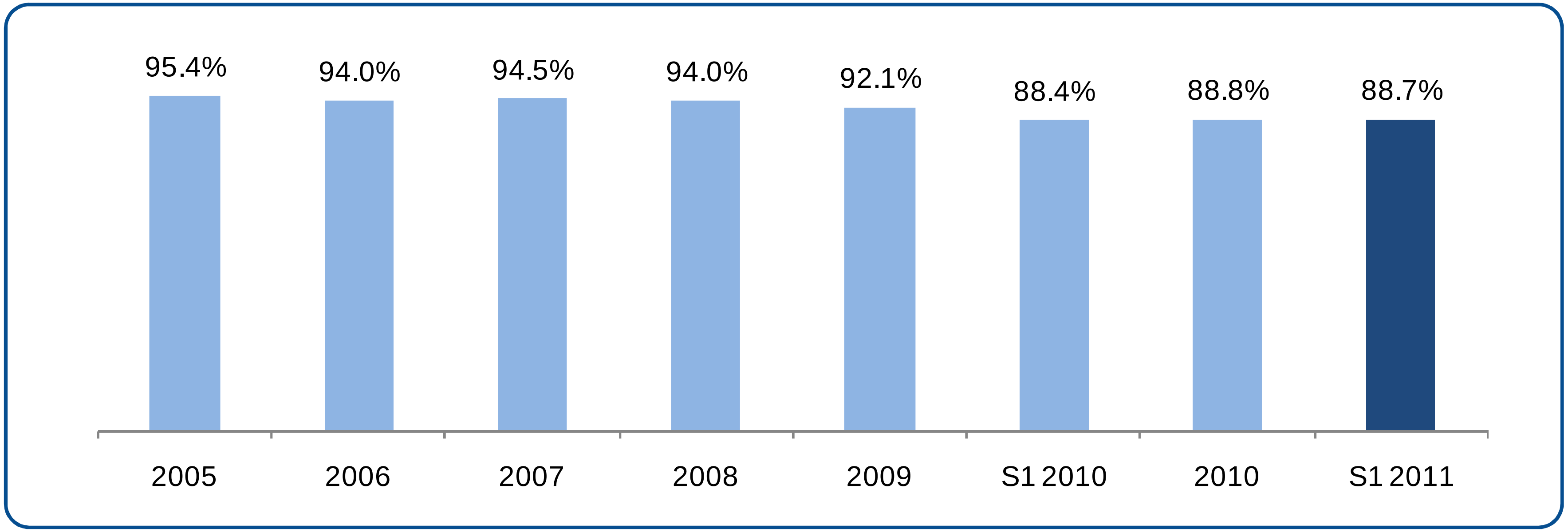
Disposals: €30m

Investments: €19m

Stability of the vacancy

Property portfolio

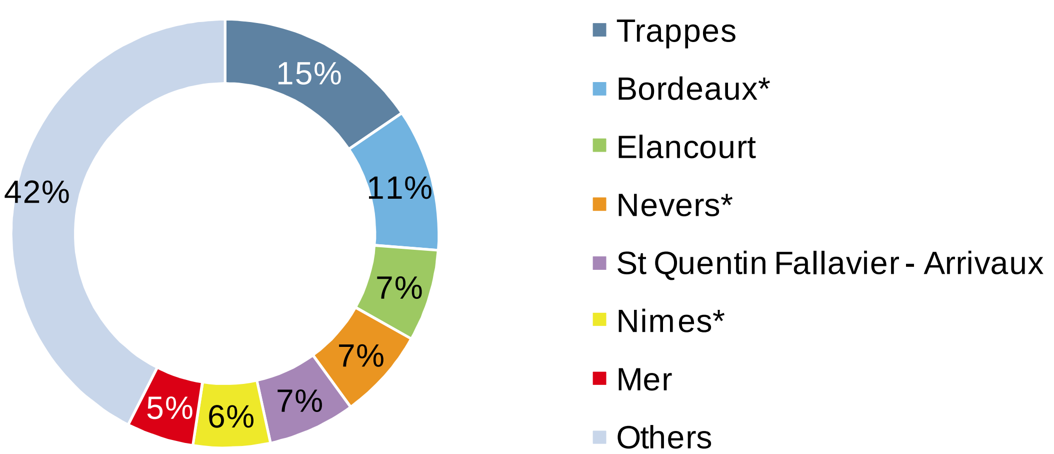
Trend in occupancy rates (ex Banimmo)



58% of the vacancy rate concentrated on 7 assets

Property portfolio

Breakdown of the vacancy rate by asset

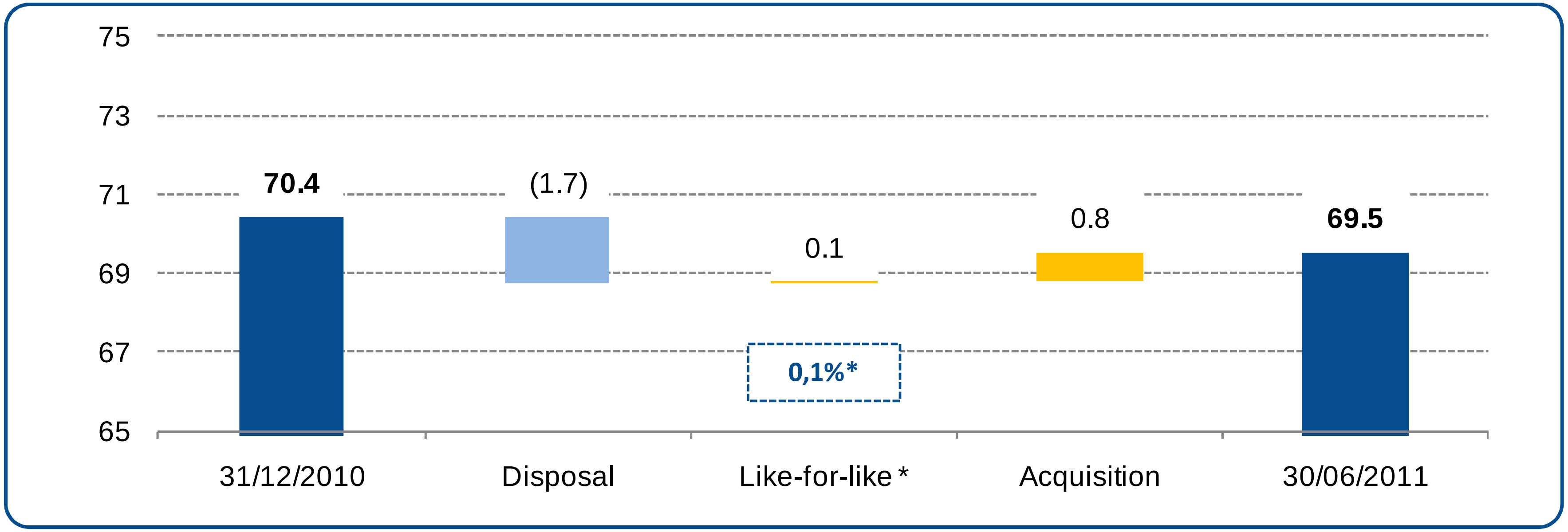


* Newly delivered asset being marketed

Stability in rental income like-for-like

Property portfolio

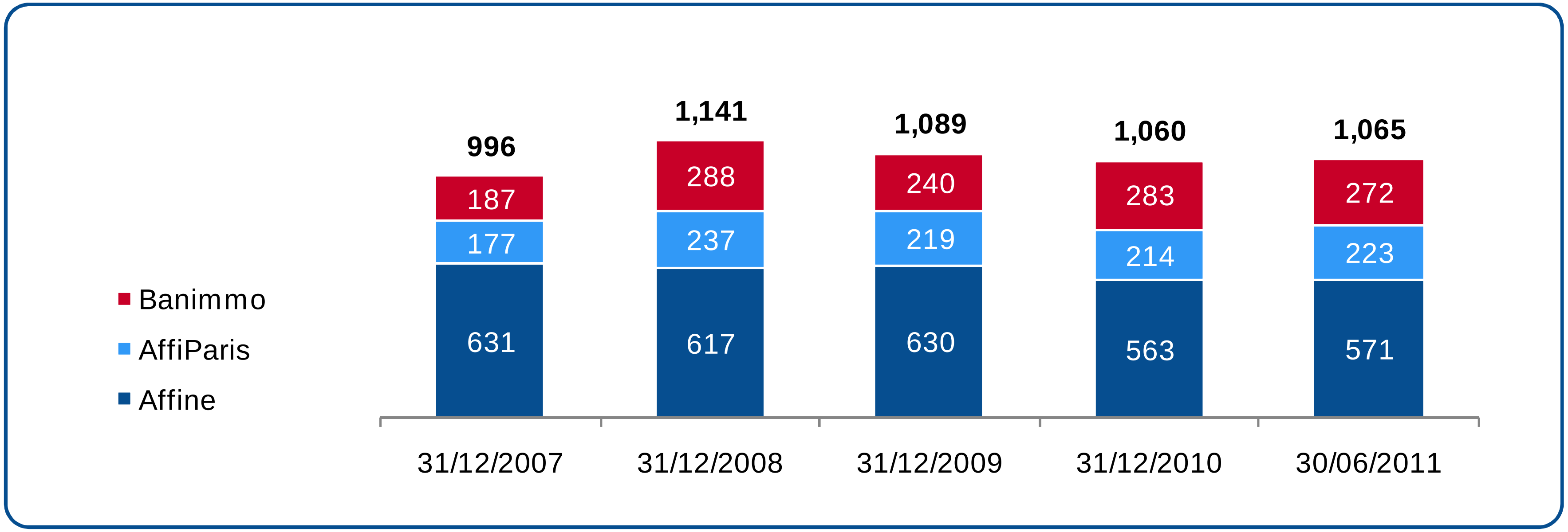
Trend in headline rents annualized (€m)



Stability of the fair value, like-for-like

Property portfolio

Value including transfer taxes* (€m)



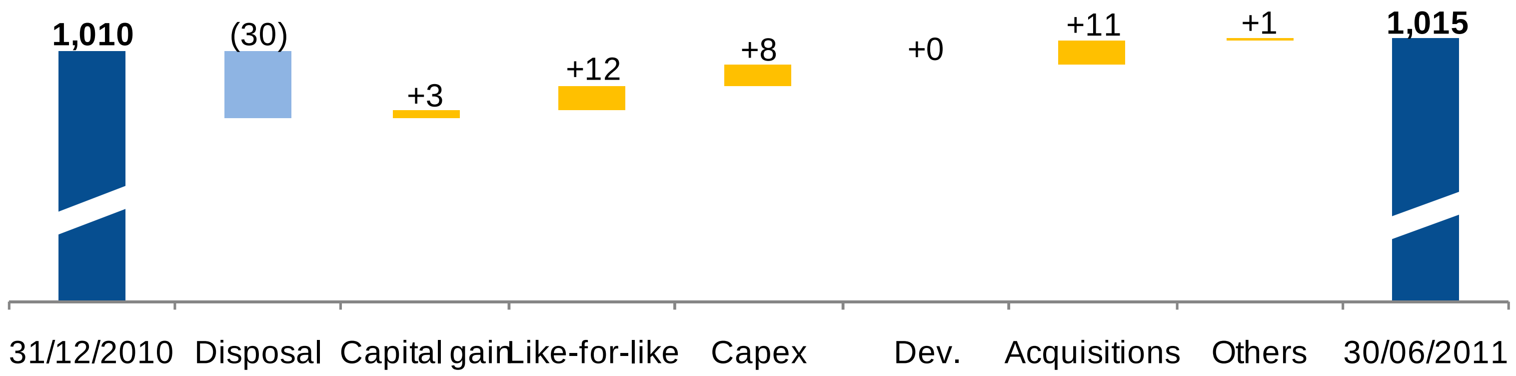
A fair value up 1.2% on a like-for-like basis, or 0.5% on a global basis

* Excluding assets under equity method. IAS2 buildings at historic cost.

Favourable effect of cap rates

Property portfolio

Change in fair value excluding TT (€m)



Breakdown of the 1.2% increase in fair value on a like-for-like basis

- Market rent effect (ERV): (0.9%)
- Cap rate effect: 1.5%
- Other: 0.6%

High yield portfolio

Property portfolio

Return by asset type

	Portfolio split	Headline yield	Potential yield
Offices	58.2%	6.5%	7.2%
Retail property	20.5%	6.1%	7.7%
Warehouses	16.5%	7.6%	8.7%
Other	4.9%	7.6%	7.8%
Total	**100.0%**	**6.7%**	**7.6%**

Value sensitivity to a 25bp change in yield: €30.1m

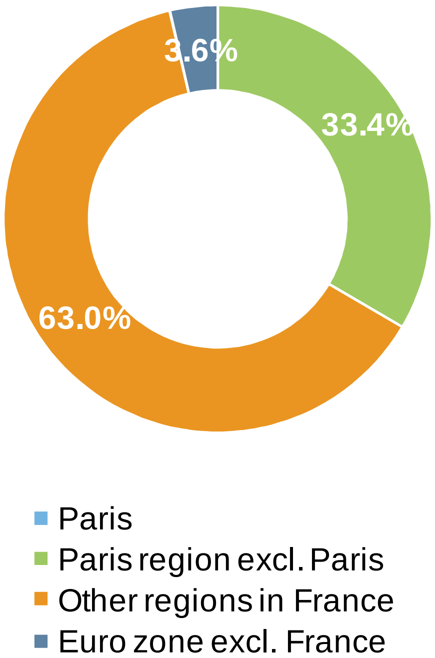
» Activity of group companies

Affine | A diversified portfolio

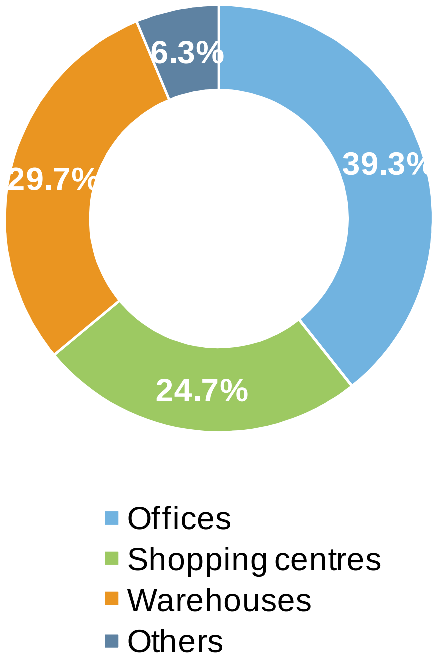
Activity of group companies

Breakdown of the portfolio in value terms

By area



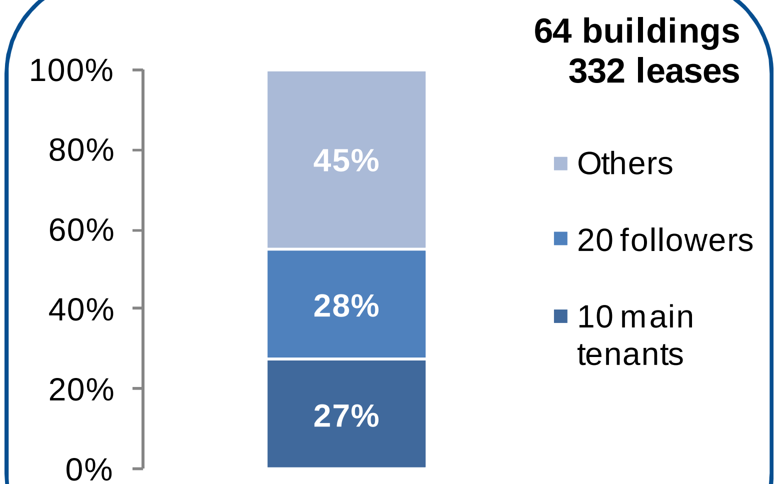
By asset type

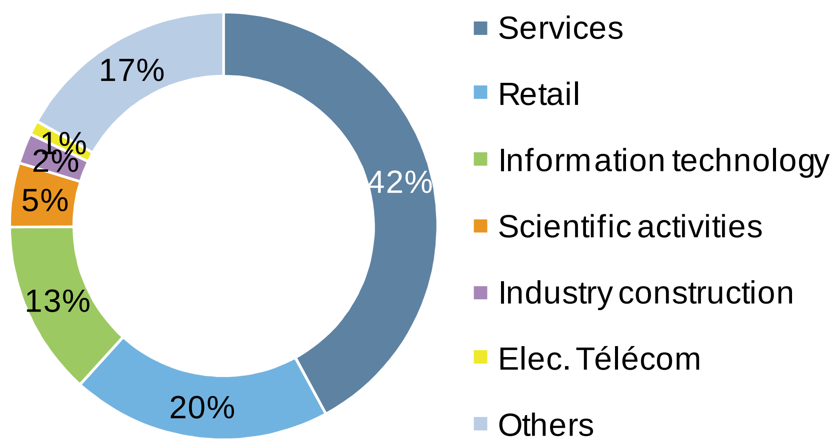


Affine | Tenants

Activity of group companies

Breakdown of leases by tenant and type of activity



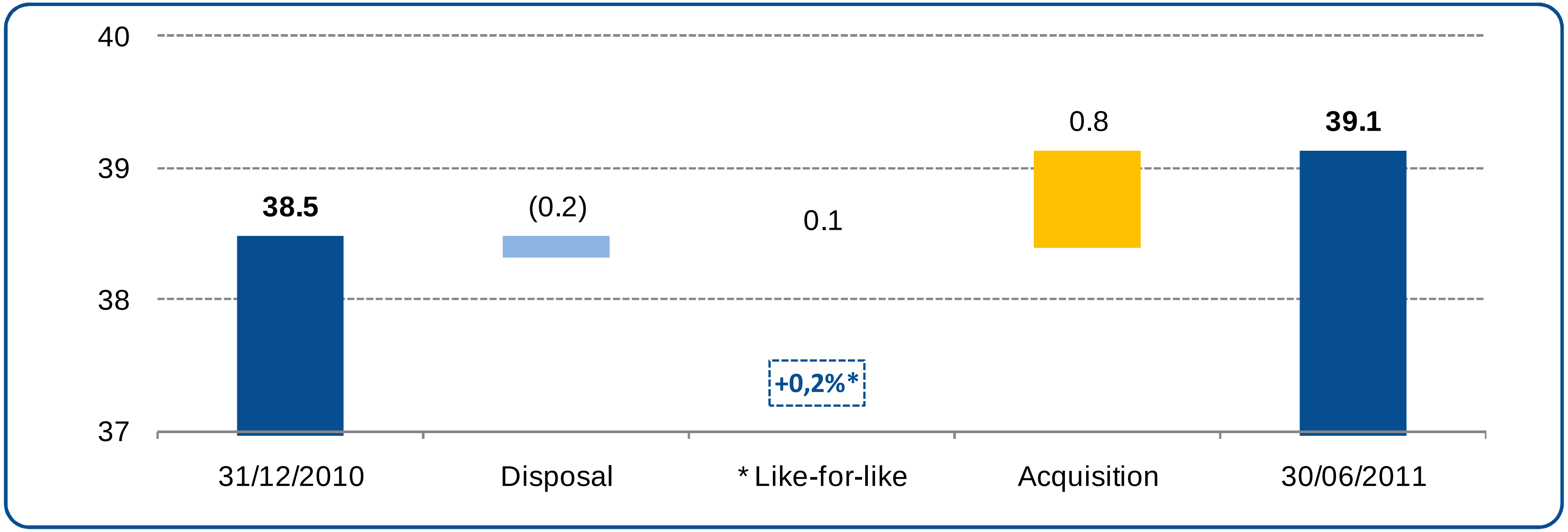


- 10 main tenants make up for 27% of rents (TDF, Corbeil-Essonnes town council, Heidelberg, French Armed Forces, ...)
- No tenant represents more than 10% of rental income

Affine | 5.1% drop in rents, like-for-like

Activity of group companies

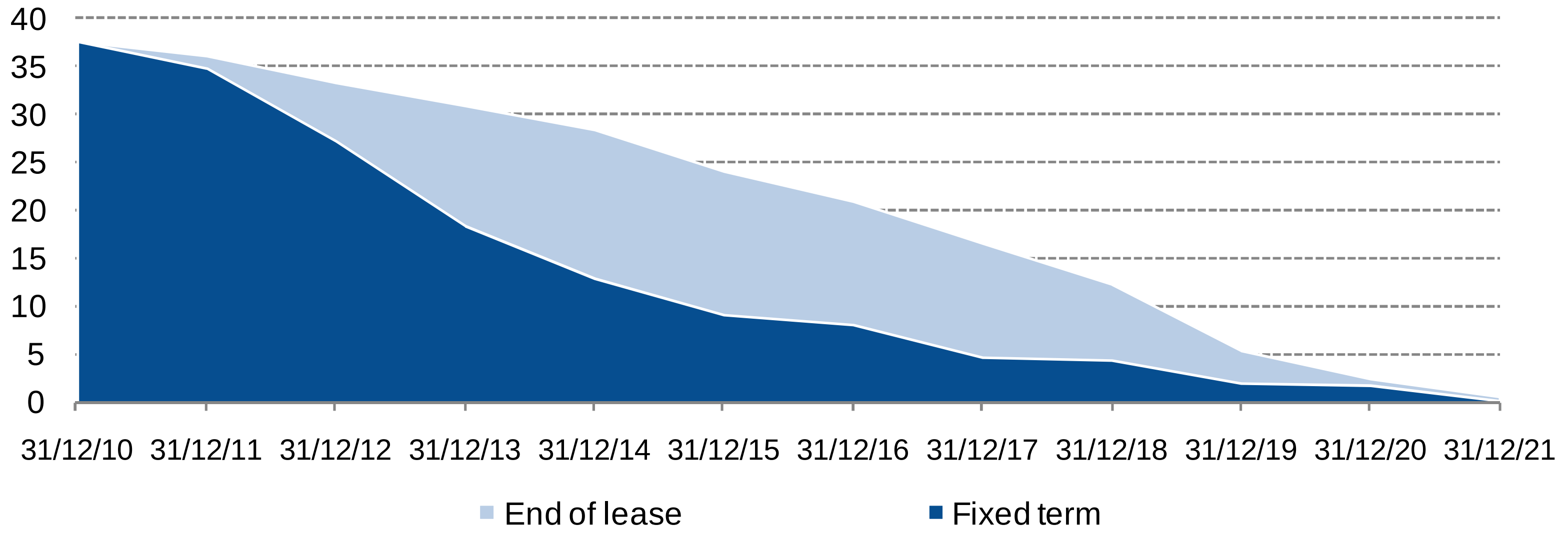
Trend in headline rents annualized (€m)



Affine | Average duration 5.6 years

Activity of group companies

Schedule in rents according to lease duration



- Average time up to next break option: 3.3 years
- Average time up to lease expiry: 5.6 years
- 8 new leases signed and 9 re-negotiations : 70,800 sqm, i.e. €3.2m
- 7 leases terminated: 9,200 sqm, i.e. €1.1m

Banimmo

Activity of group companies

More information on
www.banimmo.be

Portfolio

- 20 buildings totalling 169,000 sqm and €19.5m in rents in full year
- Market value of portfolio: €272m including TT, stable on a like-for-like. €414m including indirect and direct detained assets

Results

- Gross rental income: €7.8m vs €6.5m, increased related to acquisitions and new surface area with an OR of 82%
- Recurring operating result : €6.1m vs €4.4m
- Operating result: €9.1m vs €4.4m, thanks to the sale of Clamart (€20m)
- Net profit: -€6.0m vs -€6.0m, benefiting from an improvement of the fair value change

Banimmo

Activity of group companies

More information on

www.banimmo.be

Main disposals and acquisitions

- Disposal of a 4,600 sqm retail building complex in Clamart
- Banimmo appointed for the renovation of the former historical Halles Secrétan in Paris, 3,800 sqm of retail building complex

Financial structure

- Debt / Total balance sheet: 56.7%
- €120m line of credit renewed for 5 years

AffiParis

Activity of group companies

More information on

www.affiparis.fr

Portfolio

- 13 buildings totalling 42,600 sqm and €10.9m in rents in a full year
- Market value of assets: €222.9m incl. TT, up +3.7% on a like-for-like basis

Results

- Gross rental income: €5.5m; -5.3% on like-for-like, with an overall OR of 94.0%
- Current operating profit: €3.9m (vs €5.2m)
- Net profit: €10.2m vs €0.7m, fed by the fair value increase
- EPRA earnings : €0.7m (vs €2.0m)

» Analysis of consolidated accounts

Consolidated earnings

Analysis of consolidated accounts

(€m)	30/06/10	31/12/10	30/06/11
Gross rental income	36.1	70.6	35.7
Net rental income	**28.9**	**59.6**	**31.2**
Other income	1.0	5.6	1.3
Corporate expenses	(10.6)	(20.3)	(10.1)
Current EBITDA(1)	**19.4**	**44.9**	**22.3**
Current operating profit	**19.2**	**44.6**	**22.2**
Other incomes and expenses	3.2	(5.1)	(2.1)
Net profit or loss on disposal	(1.3)	(0.4)	4.5
Operating profit (before value adj.)	**14.8**	**39.0**	**24.6**
Net balance of value adjustments	(7.7)	(2.8)	11.7
Net operating profit (2)	**7.0**	**36.2**	**36.3**
Net financial cost	(13.9)	(27.6)	(13.9)
Fair value adjustments of hedging instr.	(10.7)	(2.9)	5.3
Taxes	0.6	0.6	(2.8)
Miscellaneous	1.1	4.4	1.6
Net profit	**(15.9)**	**10.6**	**26.5**
Net profit – group share	**(11.6)**	**10.3**	**21.8**
EPRA earnings – Net recurring profit	**4.9**	**17.6**	**7.5**

(1) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. This amount excludes the depreciation on Sant Feliu and appears under the other incomes and expenses. (2) Operating profit after value adjustments.

Sub-group earnings

Analysis of consolidated accounts

(M€)	Affine	AffiParis	Banimmo	Total
Gross rental income	20.9	5.5	9.3	35.7
Net rental income	**18.0**	**5.0**	**8.2**	**31.2**
Other income	(0.7)	-	-	(0.7)
Corporate expenses	(5.3)	(1.1)	(3.8)	(10.1)
Current EBITDA[(1)]	**12.0**	**3.9**	**4.5**	**20.3**
Current operating profit	**11.9**	**3.9**	**4.4**	**20.2**
Other incomes and expenses	0.0	0.3	(0.4)	(0.1)
Net profit or loss on disposal	0.9	0.0	3.6	4.5
Operating profit (before value adj.)	**12.8**	**4.2**	**7.5**	**24.6**
Net balance of value adjustments	4.3	7.4	(0.1)	11.7
Net operating profit [(2)]	**17.2**	**11.7**	**7.4**	**36.3**
Net financial cost	(6.1)	(3.2)	(4.5)	(13.9)
Fair value adjustments of hedging instr.	1.3	1.8	2.2	5.3
Taxes	(1.3)	0.0	(1.4)	(2.8)
Miscellaneous	(0.3)	0.0	1.9	1.6
Net profit	**10.7**	**10.2**	**5.6**	**26.5**
Net profit – group share	**8.8**	**10.2**	**2.8**	**21.8**
EPRA earnings – Net recurring profit	**7.1**	**0.7**	**(0.2)**	**7.5**

(1) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. This amount excludes the depreciation on Sant Feliu and appears under the other incomes and expenses. (2) Operating profit after value adjustments.

Consolidated cash flow

Analysis of consolidated accounts

(€m)	30/06/10	31/12/10	30/06/11
Funds from operation	11.0	25.8	9.1
Funds from operation (excluding cost of debt and tax)	24.2	51.7	25.4
Change in WCR	(17.1)	(27.4)	11.7
Taxes paid	(0.8)	(3.9)	0.3
Operating cash flow	**6.4**	**20.4**	**37.5**
Operating cash flow (excluding Azuqueca & IAS2)	***25.7***	***45.2***	***21.2***
Acquisitions & Investments	(10.1)	(88.7)	(17.9)
Disposals	40.1	97.7	25.3
Others	0.6	(0.2)	1.4
Investment cash flow	**11.3**	**8.8**	**8.9**
New loans	95.7	117.7	42.6
Loan repayments	(109.6)	(96.6)	(64.8)
Interest	(14.2)	(29.1)	(15.1)
Others	(14.9)	(23.0)	(11.7)
Financing cash flow	**(42.9)**	**(31.0)**	**(49.0)**
Change in cash position	**(5.9)**	**(1.8)**	**(2.6)**

Consolidated balance sheet

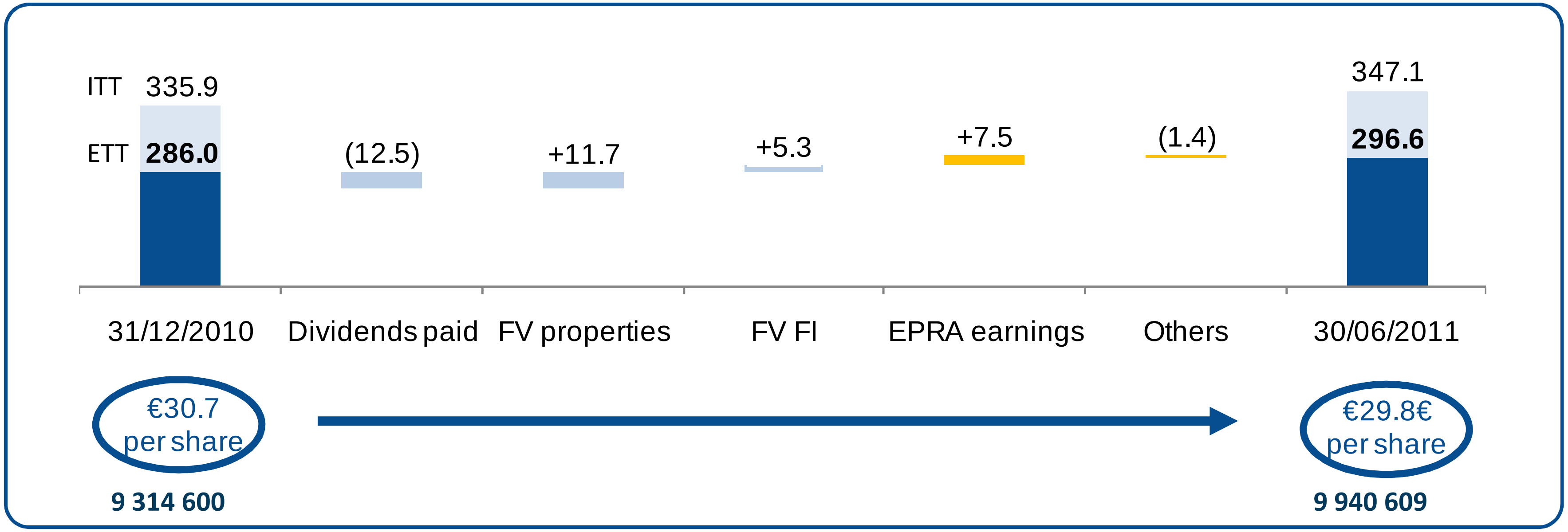
Analysis of consolidated accounts

(€m)	30/06/10	31/12/10	30/06/11
Properties	1,028.7	1,009.9	1,014.9
of which investment properties	*872.0*	*772.5*	*783.7*
of which property held for sale	*156.7*	*75.4*	*80.9*
of which property in IAS2	-	*162.0*	*150.4*
Equity holdings	5.1	15.6	4.9
Equity affiliates	20.9	41.9	41.1
Cash	22.0	27.9	27.2
Other assets	164.6	187.2	172.6
Shareholders equity (before allocation)	401.0	430.1	440.0
of which convertibles	*30.9*	*31.7*	*20.7*
of which PSL	*73.3*	*73.3*	*73.4*
Bank debt	706.9	742.4	719.9
Other liabilities	133.4	110.0	100.9
Total balance sheet	**1,241.4**	**1,282.5**	**1,260.8**

EPRA Net asset value

Analysis of consolidated accounts

Change of the EPRA NAV (€m)

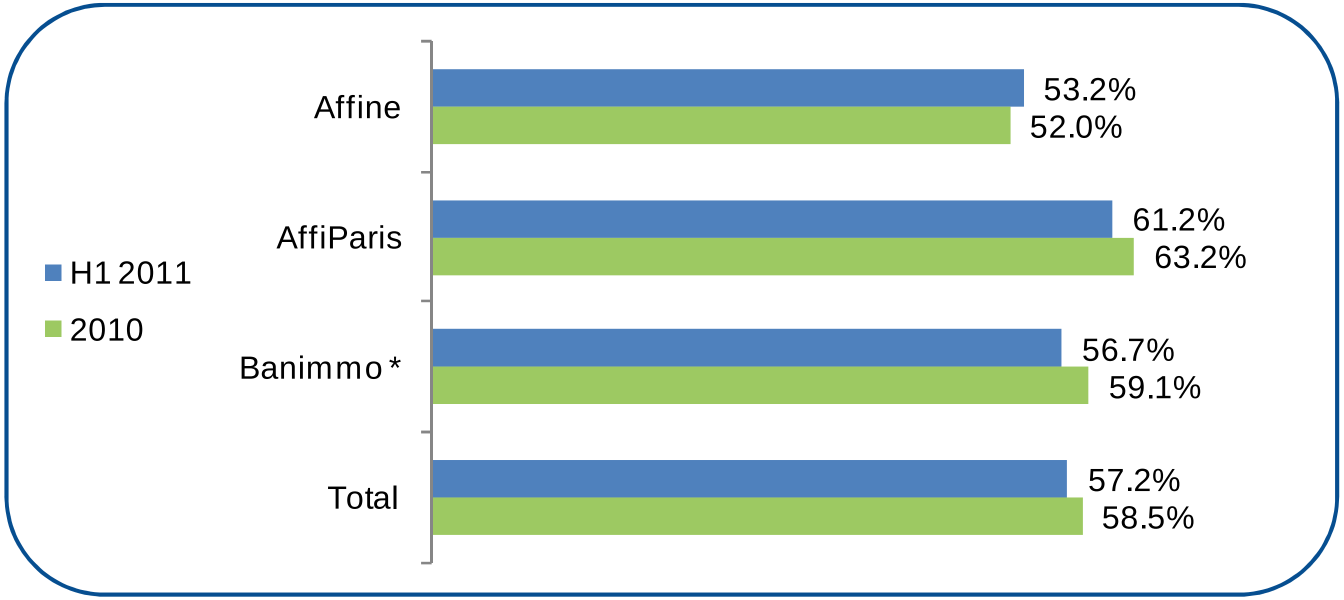


Financing

A relatively high LTV…

Financing

Group LTV of 57.2 %



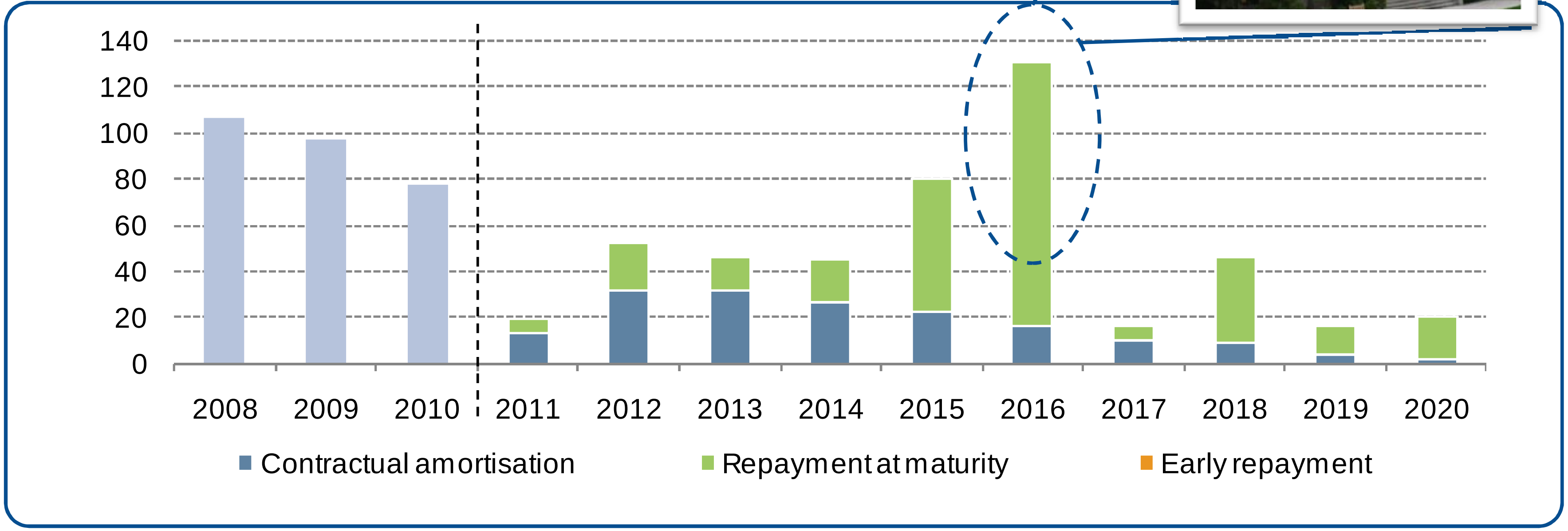
Average financing cost of 4.1% (Hedging included)

* Net debt on balance sheet

… but a secured debt profile

Financing

Amortisation of debt (ex Banimmo) (in €m)



- Secured for 2012
- Average duration: 5.4 years
- No major repayment date before 2016
- Amortisable: around €30m p.a. on average

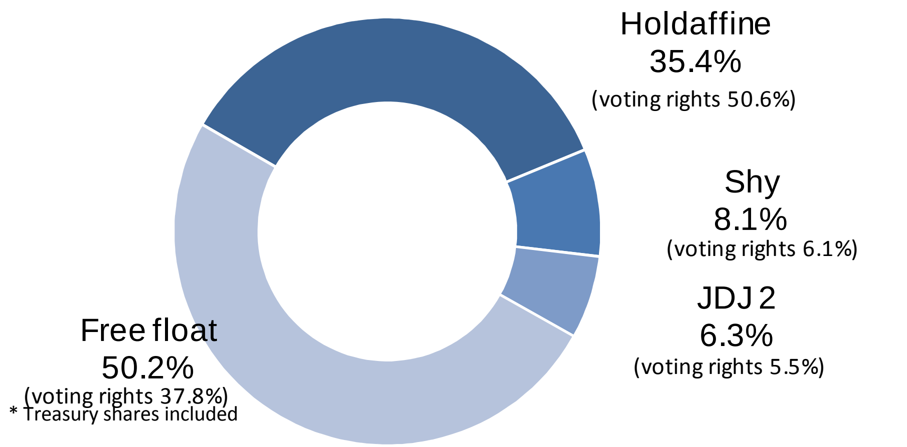
» Affine on the stock market

Shareholding

Affine on the stock market

Shareholding

- Annualised capital turnover rate of 101% based on the float
- Annualised capital turnover rate of 47%

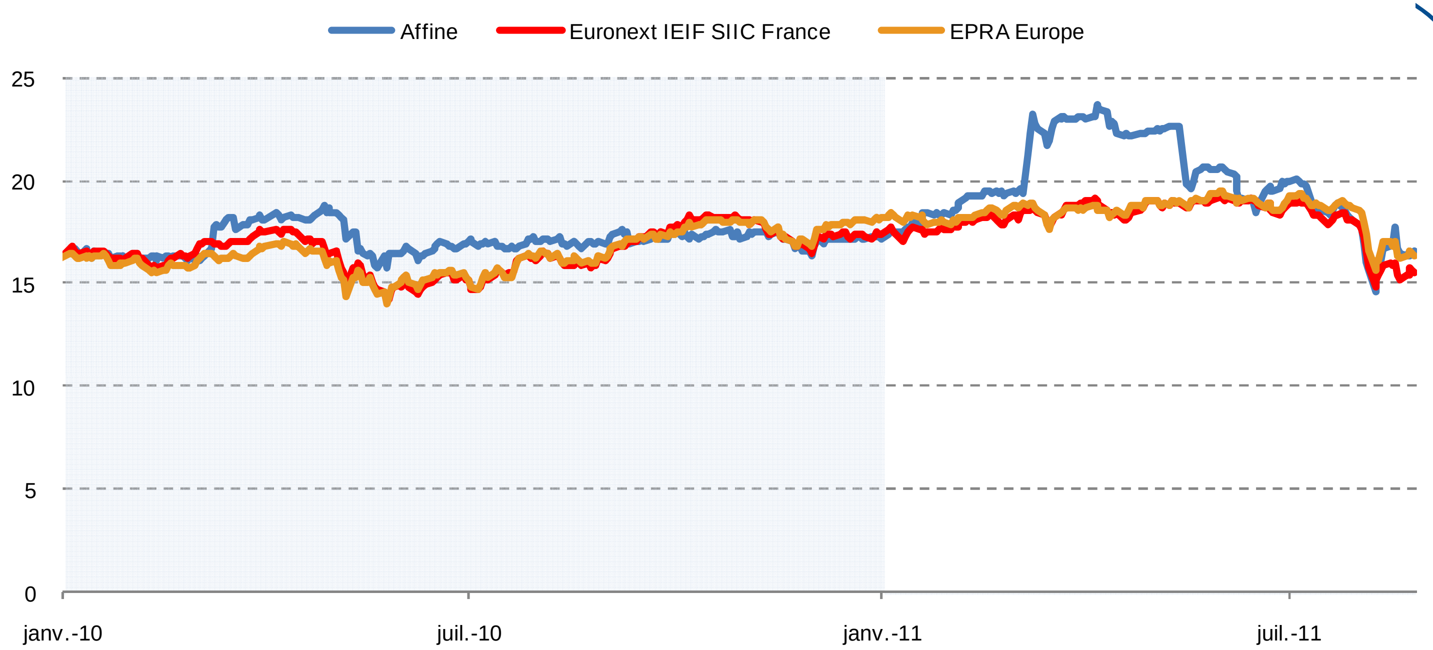


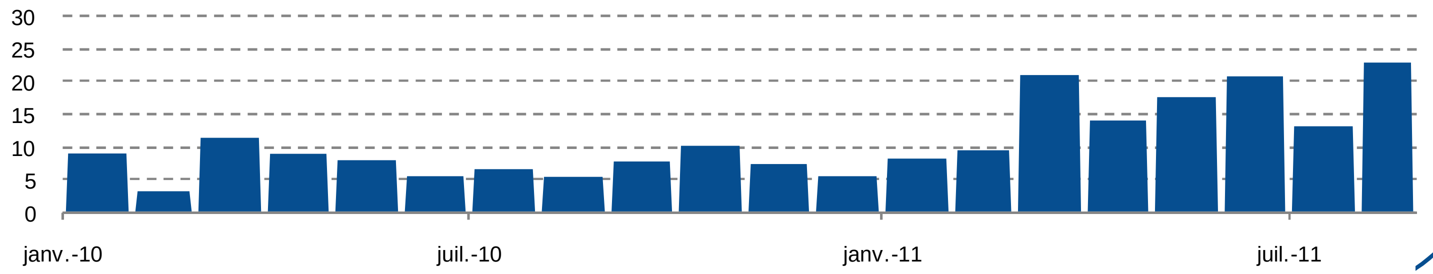
Affine is listed on NYSE Euronext Paris

	30 Jun 11
Number of shares	9,002,042
Share price	€19.92
Market capitalisation	€179.3m
Change in FY 2010	+16.5%
EPRA earnings per share	€0.66
Funds from operation per share	€0.9
Dividend per share (GM of 28 April)	€2.43
Net return (2010 dividend + change in share / share price at 31 December 2010)	30.7%
Ticker (Bloomberg / Reuters)	IML FP / BTPP.PA

Share price (€) and average transaction volumes (000)

Affine on the stock market

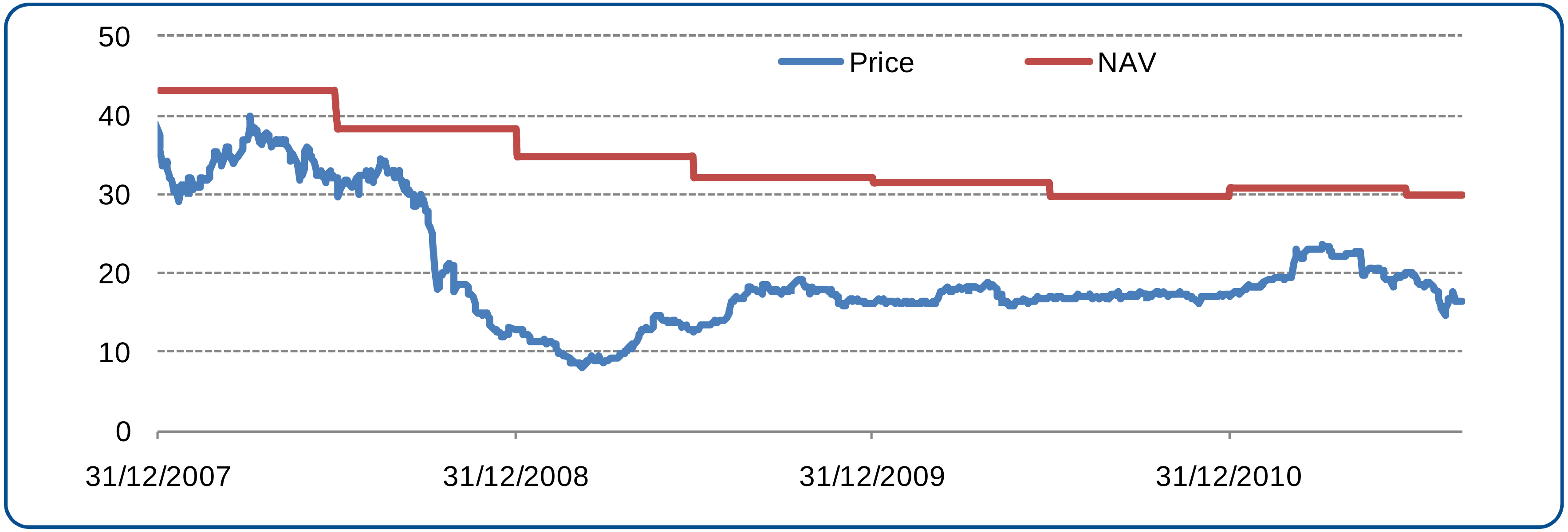




High potential of the share price

Affine on the stock market

EPRA NAV per share and share price (€)

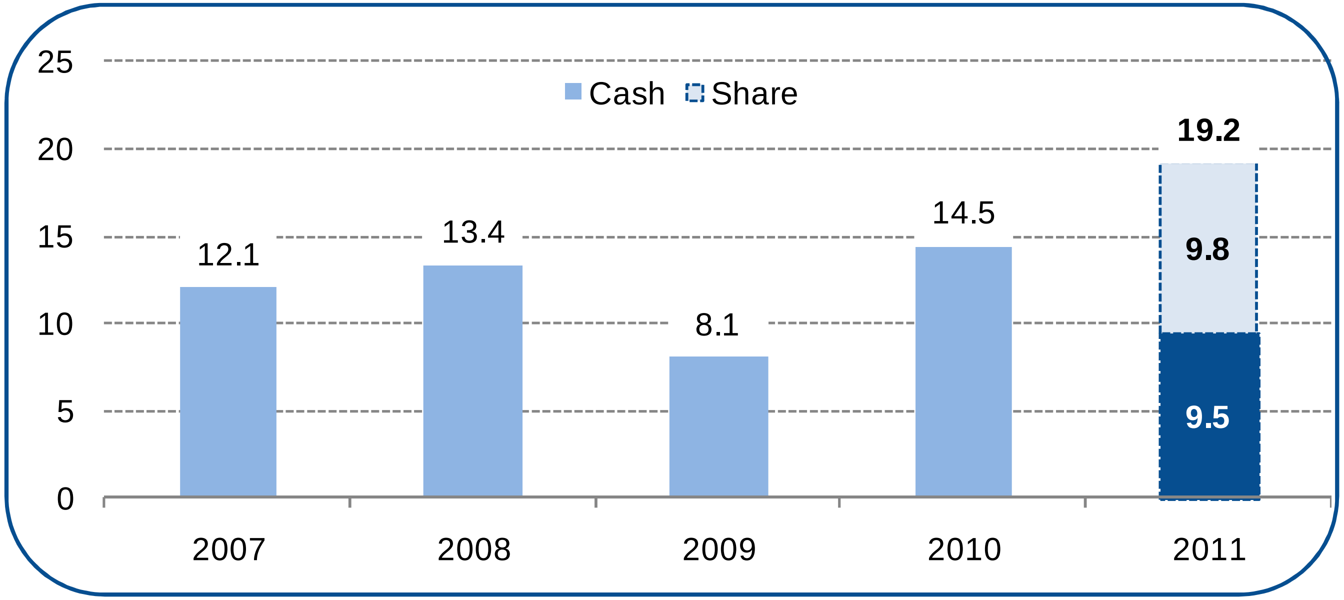


GROUPE AFFINE

Dividend payment

Affine on the stock market

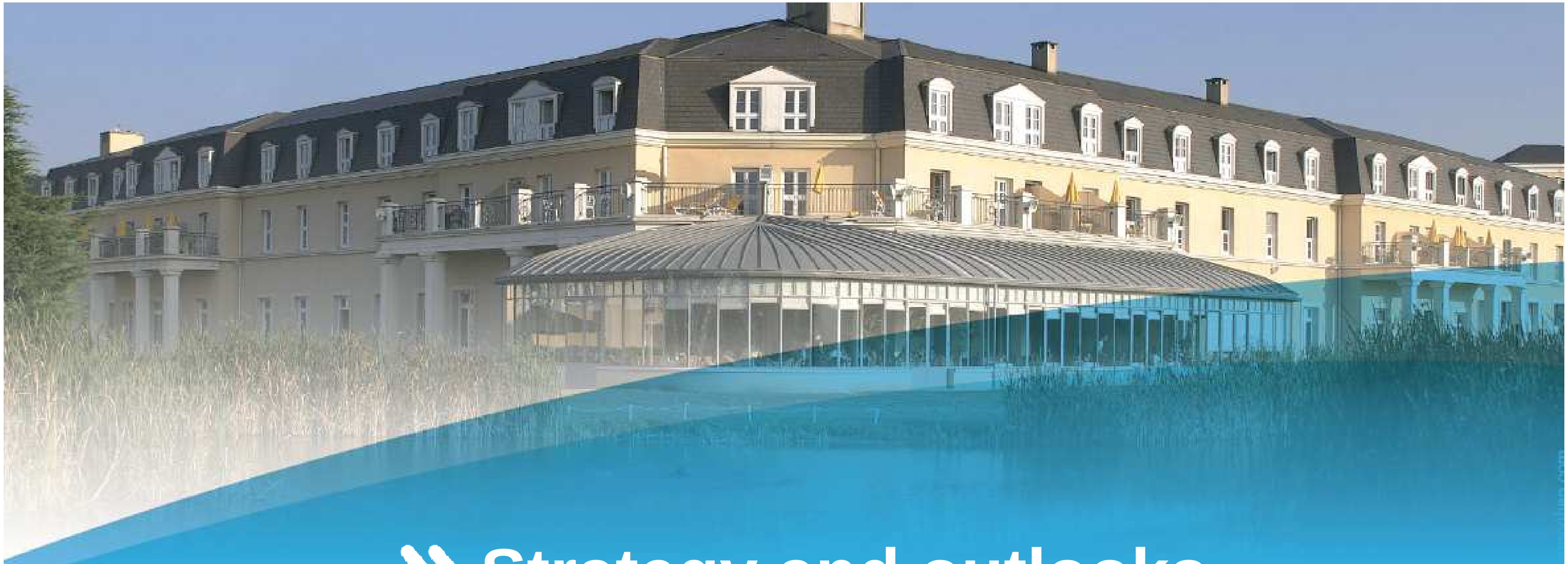
Affine, high yield property company



For 2010, an exceptionnally high dividend

Option of distribution in cash or in share (o/w Holdaffine)

No interim dividend for 2011



» Strategy and outlooks

Prudent management

Strategy and outlook

Prudent management in light of the uncertainties of the global economy

- Maintain vigilance against possible systemic liquidity crisis
- Keep a smooth debt profile

Improving the quality of rental management

- Strengthen relationship with tenants
- Reduce the vacancy and extend the firm period of leases
- Tighten control on service charges

Continued refocusing on core business

- Dispose of peripheral or mature assets
- Seek investments with high potential for value creation

Simplifying the Group

- Improve the readability of the financial statements
- Streamline the structure (study of closer alliance between Affine/AffiParis)

Contact

Affine

Maryse Aulagnon
Chairperson and CEO

Alain Chaussard
Vice-Chairman and Co-CEO

+ 33 (0)1 44 90 43 10 – info@affine.fr

Frank Lutz
Financial Communication & Investor Relations
+ 33 (0)1 44 90 43 53 – frank.lutz@affine.fr

Liquidity contract: Société Générale

Website: **www.affine.fr**

» Appendix

Calculation of net debt to asset value ratio (LTV)

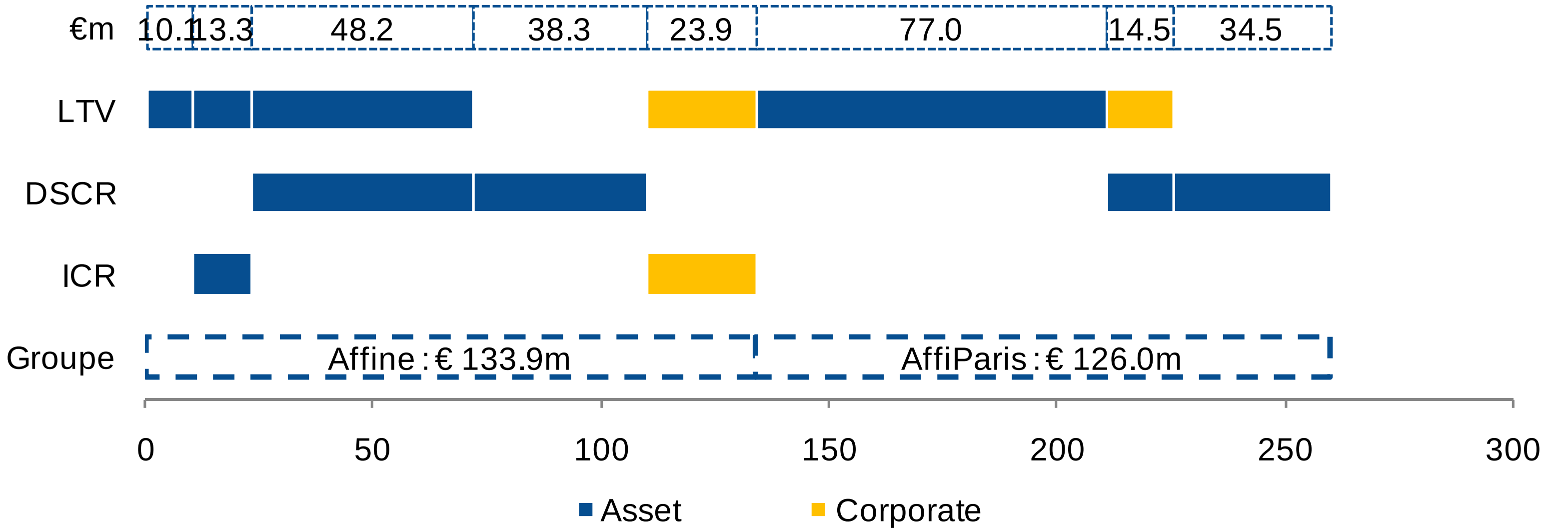
Appendix

	(M€)	30/06/10	31/12/10	30/06/11
LOAN	Net financial debt	687	718	698
	Debt allocated to lease financing	(46)	(42)	(35)
	Debt allocated to investment securities			
	Debt allocated to development business			
	Debt for investment properties	**640**	**676**	**663**
VALUE	Value of properties (incl. TT)	1,079	1,060	1,065
	Property companies on equity basis	21	82	81
	VEFA & Fixed assets adjustments	(15)	15	12
	Adjusted portfolio value incl. taxes	**1,085**	**1,156**	**1,158**
	LTV (net debt on portfolio value)	**59.1%**	**58.5%**	**57.2%**

Covenants

Appendix

Breakdown of covenants (ex Banimmo)



Banimmo

- For syndicated loan: LTV ratio and 2 DSCR ratios

GROUPE AFFINE

Finance lease

Appendix

Key figures

Key figures	30/06/10	31/12/10	30/06/11
Number of buildings	72	52	41
New transactions (in €m)	-	-	-
Financial outstandings (in €m)	62	52	46
Revenue on finance lease transactions	1.2	2.9	1.0

Lease purchase outstandings (at year-end) (€m)