

Affine acquires an office building in Toulouse

Affine has signed a contract for the purchase of a 2,900 sqm office building in Toulouse from its developer, the GA Group, for the sum of €7.9m (including transfer taxes). This transaction is in line with Affine's investment strategy aimed at balancing the development between Paris / Paris region and major French cities in the other regions (Bordeaux, Lille, Lyons, Marseilles, Nantes and Toulouse).

This building is located in the heart of the new Borderouge district, close to the future Les Maourines shopping centre which will include a Carrefour and 60 stores. This sector represents a major urban development area for the city. Located at the exit to the Boulevard Urbain Nord interchange, 15 minutes from Toulouse Blagnac international airport, the site boasts excellent public transportation links with metro line B for quick access to the city centre, 8 bus services covering a large part of the city, 1 intermodal station and 3 bicycle stands.

The building has four floors (basement to 2nd floor) with 20 parking spaces outside and 64 underground. Completed in Q2 2014, the building is already 80% let to three tenants: Pôle Emploi, La Mutuelle Générale and Greenflex.

The building is HQE NF Commercial Buildings certified and the materials used guarantee excellent thermal and acoustic insulation.

For this transaction, DTZ acted as a consultant on behalf of the seller, as part of a co-exclusive mandate. Notaries representing the seller and the buyer are respectively Cécile Daveze and Haussmann Notaires.

ABOUT AFFINE GROUP

Affine is a real estate company specialised in commercial property. At the end of June 2014, it directly owned 58 buildings with a total value of €583m, excluding taxes, for a total floor area of 540,200 sqm. The company owns office properties (52%), retail properties (22%), warehouses and industrial premises (25%). Its assets are fairly evenly divided between Ile-de-France (Paris region) and other French regions.

Affine is also the major shareholder (49.5%) of Banimmo, a Belgian property repositioning company with operations in Belgium and France. At the end of June 2014, Banimmo had total assets of 19 office and commercial buildings, with a value of €355m (taxes included). Finally, the Group also has a 99.6%-owned subsidiary Concerto European Developer, which specialises in logistics development.

Total Group assets are €973m (taxes included).

In 2003, Affine opted for French real estate investment trust (SIIC) status. Affine shares are listed on NYSE Euronext Paris (Ticker: IML FP / BTP.PA; ISIN: FR0000036105) and admitted to the deferred settlement system (long only). It is included in the CAC Mid&Small, SIIC IEIF and EPRA indexes. Banimmo is also listed on NYSE Euronext. www.affine.fr

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