

Paris, 01 August 2016, 6:00 p.m.

Affine signs a purchase agreement with Nacarat for the acquisition of an office building in Lille-Euratechnologies

In line with its portfolio repositioning strategy, Affine has signed a purchase agreement for the acquisition from the property developer Nacarat of an office building in Lille – Euratechnologies. This turnkey project witnesses Affine's investment policy that aims at rejuvenating its portfolio and at achieving balanced development between Paris Métropole and other major French cities. It contributes to restore the gross rental income and maintain the dividend policy. Collaboration with property developers from the very early stages of projects is one way of acquiring new high-quality buildings with a satisfactory potential rate of return.

This transaction amounts at €11.0m (transfer taxes included), with a price adjustment depending on the occupancy upon completion.

This program will benefit from the BREEAM label and consists of a main office building of 2,230 sqm over 5 levels (Ground + 4 floor) and a second of 3,050 sqm over 4 levels (Ground + 3 floor), with 90 parking spaces. The project has been designed by KAAAN Architecten and is planned to be completed in two phases in 2018 and 2019.

Euratechnologies is Lille's new area of economic excellence dedicated to Information and Communications Technology (ICT). This 150,000 sqm business district, located in the eco-district of Rives de la Haute Deûle, is designed to gather companies in the same place, from young start-ups to international companies, and to offer them a range of innovative services. It currently represents more than 2,800 jobs and 80 professions in more than 140 ICT companies which already include major groups such as Capgemini, IBM Service Center, Microsoft and Tata Consultancy Services.

This mixed district of housing and office buildings enjoys excellent public transport links, with two metro stations, one bus line, 2 self-service bicycle docks and soon a river shuttle service.

This transaction witnesses Affine's investment strategy that aims at achieving balanced development between Paris Métropole and other major French cities such as Bordeaux, Lille, Lyon, Marseille, Nantes and Toulouse.

For Nacarat, this is the fifth program implemented in the Rives de la Haute Deûle ecodistrict, after Euratechnopolys (delivered in 2013), Urbawood® (in 2014), Doge (delivery planned in 2017) and Quai des Canotiers (in 2018). The development of block 13.b, on which this latest programme is being developed, was awarded to Nacarat in 2015, following a competition for developers organised by Soreli, the urban planner. In total, Nacarat's multifunctional facilities include plans for the creation of 5,280 sqm of office space (which will ultimately become the property of Affine), 23 housing units under ownership schemes and 46 social housing units. One of the technical innovations developed through this program is the recovery of so-called "fatal" energy, through the implementation of a new domestic hot water production system using servers. This initiative is launched in accordance with the aims of this eco-district.

The notaries representing the seller and the buyer are Mr. Dassonville of the Monassier Group (Lille) and Mr. Olivier Trichet of the Haussmann office.

ABOUT AFFINE

Affine is a real estate company specialised in commercial property. At the end of June 2016, it directly owned 44 buildings with a total value of €514m (excluding taxes), for a total floor area of 357,000 sqm. The firm owns office properties (65%), retail properties (22%) and warehouses and industrial premises (13%). Its assets are distributed more or less equally between Ile-de France and the 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 2016, Banimmo had total assets of 18 office and commercial buildings, with a value of €359m (transfer taxes included).

Total Group assets are €908m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust (SIIC) status. Affine's shares are listed on NYSE Euronext Paris (ticker: IML FP/BTTP.PA; ISIN code: FR0000036105) and eligible for the Deferred Settlement Service (long only). It is included in the CAC Mid&Small, SIIC IEIF and EPRA indexes. Banimmo is also listed on NYSE Euronext.

To find out more: www.affine.fr. Follow our news thread on: https://twitter.com/Groupe_Affine

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ABOUT NACARAT

Nacarat is a multi-disciplinary developer which, for over 40 years, has developed expertise in corporate and residential property, thereby contributing to the shaping of the urban landscape. Owned 70% by Rabot Dutilleul Investissement (holding of the Rabot Dutilleul group) and 30% by Crédit Agricole Nord de France, Nacarat is a company from the North of France which now has operations throughout the country, as well as in Belgium and Poland.

As a precursor in the field of eco-design, Nacarat is strongly committed to Social and Environmental Responsibility, based on standard ISO 26000. This commitment is reflected through environmental and social transactions with high added value.

/ Key figures 2015: €281m in revenues // 192 employees // 13 regional agencies // 1,344 housing units reserved // 50,000 sqm of office space delivered.

To find out more: www.nacarat.com. Follow our news thread on: https://twitter.com/Nacarat_immobilier

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