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Affine has acquired an office building in Meudon from Bouygues Immobilier (Green Office® en Seine project)

Affine has signed a purchase agreement with Bouygues Immobilier for the Green Office® en Seine project, a 5,400 sqm office and retail building located in Meudon (Hauts-de-Seine), in the inner suburbs of Paris. This turnkey project witnesses Affine's investment policy aiming at rejuvenating its portfolio and balance its developments between Paris Métropole and the other major French tier 1 cities (Bordeaux, Lille, Lyon, Marseille, Nantes and Toulouse). It will help restore rental income and maintain the Group's dividend distribution policy. This real estate complex, which is currently being marketed to tenants, should be commissioned at the end of 2017 and is expected to generate around €2m in annual rental income.

This complex, which will be HQE certified (green label), includes two office buildings with 3,800 sqm and 1,610 sqm across four levels (G+3), connected by a walkway, totalling 4,940 sqm of office space, 500 sqm of retail space on the ground floor and 113 underground parking lots. The building is located inside a wider 16,000 sqm project developed around a pedestrian square which also includes two residential buildings, a public car park of 60 lots, public cultural and sports facilities and a 500 sqm terraced garden that runs along rue Hélène Loiret. The architect Reichen et Robert & Associés is handling the architectural design.

User comfort and well-being are key factors, including offices that prioritise natural lighting (100% offices receive direct sunlight) and a 3 metre ceiling height as well as a panoramic terrace accessible via the roof. Workspaces will be modular so that they meet users' changing needs by offering the option of sectioning off space every 1.35 m.

The Green Office® en Seine project is located in a business district area that includes Boulogne, Issy-les-Moulineaux, Sèvres and Meudon bordering the Seine river across from the Ile Seguin. This mixed-use area (residential and office) offers a wide variety of public transportation options, with Tramway T2 lines, the 389 bus, the SNCF N train and the RER C, which enables users to reach Porte de Versailles and La Défense in 13 and 19 minutes, respectively. The building will also be located next to the future Grand Paris Express Pont de Sèvres train station. It will also have access to several roads, including the ring road of Paris (le périphérique) 4 km away and the Greater Paris region motorway network (N118 2 km away and A13 4 km away).

Meudon has a thriving economy with more than 400 companies, including major conglomerates and Gemalto and Global Mail as close neighbours.

Green Office® en Seine belongs to the latest generation of positive energy buildings developed by Bouygues Immobilier and is part of a very ambitious environmental strategy by aiming to obtain the BEPOS Effinergie Label and the "exceptional HQE passport" environmental certification. Energy consumption will be optimised by using high-performance equipment, by generating electricity via 650 sqm of rooftop solar panels and through precise energy management.

The notaries representing the seller and buyer are respectively Maître Olivier Herrnberger of GMH Notaires Group and Maître Olivier Trichet of Hausman Notaires. The marketing is entrusted to Estate Consultant, Jones Lang Lasalle and Cushman & Wakefield.

ABOUT AFFINE

A REIT specialised in corporate real estate, Affine directly owns 44 buildings valued at €514m (excluding transfer fees) and totalling 357,000 sqm in surface area as at the end of June 2016. The company operates in office real estate (65%), commercial real estate (22%) and warehouses and local industry (13%). Its assets are located almost equally between the Greater Paris region and other regions.

Affine is also the principal shareholder of Banimmo, a Belgian property repositioning company that operates in Belgium and in France, in which Affine holds a 49.5% stake. At the end of June 2016, its portfolio consisted of 18 office and retail buildings valued at €359m (transfer fees included).

Total assets under the group amount to €908m (transfer fees included).

Affine has opted for SIIC (Listed Real Estate Investment Companies, or REIT) status since 2003. Affine shares are listed on NYSE Euronext Paris (Ticker: IML FP / BTTP.PA; ISIN code: FR0000036105) and are eligible for Long-Only Deferred Settlement Service. It is included in the CAC Mid & Small, IEIF SIIC and EPRA indices. Banimmo is also listed on NYSE Euronext.

For more information: www.affine.fr. Follow our news feed at: https://twitter.com/Groupe_Affine

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ABOUT BOUYGUES IMMOBILIER

Bouygues Immobilier, a leader in private real estate development in France and elsewhere in Europe, has 1,734 employees as at 31 December 2015 and achieved €2,304m in revenue in 2015. Operating via 35 locations in France, four elsewhere in Europe and one in Morocco, Bouygues Immobilier has spent nearly 60 years developing residential, corporate and commercial real estate projects for its customers in more than 230 cities.

Actively committed to a proactive policy with regard to sustainable development and innovation, Bouygues Immobilier's approach is to continuously improve the technical and architectural quality of its buildings and its customers' satisfaction. Bouygues Immobilier is the leading ISO 9001 real estate developer in France, and the only developer to be certified by Top Employer France 2016. Since September 2015, Bouygues Immobilier has been licensed to use the Construction NF Habitat logo associated with HQETHM for all of its new residences.

www.bouygues-immobilier-corporate.com

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