

Affine acquires a portfolio of offices of 12,000 sqm GLA in Paris Metropole

Affine has just acquired three office buildings totalling 11,800 sqm GLA in the west of the Paris Metropole area for €42.5m (including transfer taxes) from LBO France. This acquisition will enable to increase its annualised rental income by €2.7m.

In Suresnes: 6,346 sqm of office space and 170 parking lots

The building is located in Suresnes, on the banks of the Seine, in the centre of a commercial and business district where major groups including Airbus, Dassault, Capgemini or Gfk are located. The district has excellent public transport connections, including the T2 Tram Line, the *Transilien* Suburban Railway Service L and U Lines, as well as a large number of bus lines. It is also close to the A13 and A14 motorways via the Seine quayside. The building has an occupancy rate of 97%, develops 6,346 sqm over eight floors, occupied by three tenants, and has 170 parking lots. It forms part of a larger property complex of 60,000 sqm.

In Clichy: 3,400 sqm of office space and 58 parking lots

The building is located in the "Espace Clichy" Business Park in the André Citroën Mixed Development Zone, which includes retail outlets, offices and housing. The building is easily accessible by road (towards Porte de Clichy and the Seine quayside) and by public transport, including a large number of bus lines. It is close to RER C train line and to the Mairie de Clichy metro station (Line 13), which will be the final stop on Line 14, scheduled for 2019. The building is occupied by four tenants on three floors, includes 3,400 sqm of office space and industrial areas and 58 parking spaces in the basement, and has an occupancy rate of 82%.

In Courbevoie: 2,068 sqm of office space and 38 parking lots

This asset benefits from an excellent location in the vicinity of La Défense Business District. Its location makes it very easily accessible by road, as it is very close to the Seine quayside, the N13 and A14 motorways, and La Défense ring road, a little further away. There is a wide variety of public transport options, including the La Défense Esplanade metro station (Line 1), the No. 2 tram line, and several bus lines. The building develops 2,068 sqm GLA over four floors, and offers its four tenants a functional and dividable office space, and 38 parking lots in the basement. Its occupancy rate comes out at 100%.

This acquisition is in line with Affine's investment strategy, which aims for balanced development between the Paris Metropole area and major regional cities, and will make a €0.6m contribution to rental income in Q4 2017.

BNP Paribas Real Estate acted as adviser to the vendor for this transaction. The respective notaries representing the vendor and the buyer were Maître Marc Paturel from Wargny Katz, and Maître Raphaëlle DE BEAUMONT from Hausmann.



ABOUT AFFINE

Affine is a property company specialising in commercial real estate. At the end of June 2017, it directly owned 44 buildings with a total value of €537m, excluding taxes, for a total floor area of 345,700 sqm. The firm owns office properties (68%), retail properties (22%) and warehouses and business premises (10%). Its assets are distributed more or less equally between Ile-de France and other regions in France.

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 2017, Banimmo had total assets of 17 office and commercial buildings, with a value of €224 m (transfer taxes included).

Total Group assets are €796m (including transfer taxes).

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

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

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ABOUT LBO FRANCE

As a key player in private equity with €3.6bn of capital under management, LBO France is an independent company that has been supporting French companies in their growth for more than 30 years. Its strategy is based on 4 investment approaches in non-listed assets, managed by dedicated teams: (i) Mid Cap Buyout through the White Knight funds and Small Cap Buyout through the Hexagone/Small Caps Opportunities funds, (ii) Venture Capital through the SISA fund, (iii) Real Estate through the White Stone and Lapillus funds, (iv) Debt. LBO France is 100%-owned by its management and employs nearly 60 professionals.