



KLÉMURS COMPLETES THE ACQUISITION OF 21 STORES OPERATED BY THE KING JOUET GROUP

Paris, France – December 22, 2008. After signing a memorandum of agreement in June 2008 with the founders of Teddy Toys, a company that was sold in 2005 to the King Jouet group, Klémurs has completed the acquisition of 21 of the 23 retail stores covered by the agreement, of which 20 operate under the King Jouet logo and 1 as Joupi, for a total investment of 18.3 million euros.

The acquisition of one of the stores included in the original agreement has been postponed until 2009, while that of another has been removed from its scope.

The assets acquired are located throughout France in retail park-type areas located just outside mid-sized cities in the French provinces, including 15 that are located in the same retail parks and nearby the Défi Mode / Vivarte retail store properties owned by Klémurs. In all, they represent GLA* of 17,541 sq.m.

These assets will generate 1.5 million euros of full-year net rents and are subject to 10-year leases that provide for a firm period of 6 years and a variable rent clause.

This acquisition brings to 27 the total number of retail stores operated by the King Jouet group and managed by Klémurs.

Currently, Klémurs owns a total of 301 retail assets. Together, they cover GLA of 227,696 sq.m., are located in just about every region of France, and are operated by leading retailers in their respective market segments: Buffalo Grill, Défi Mode / Vivarte, King Jouet, Mondial Moquette, etc.

* GLA: gross leasable area = amount of floor space available for exclusive tenant use, i.e., the sales area + reserves (such as storage area, basement, mezzanine, etc.)

Upcoming events and releases:

January 28, 2009	2008 revenues
February 5, 2009	2008 earnings

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