Gecimed

Press release

Paris, February 27, 2009

EARNINGS AT DECEMBER 31, 2008

At the Board meeting on February 25, 2009, chaired by Joaquín Rivero, Gecimed's Directors reviewed the annual financial statements for 2008.

In thousand euros	*Dec 31, 2008*	*Dec 31, 2007*
Rental income	37,589	33,164
EBITDA	35,509	29,459
Change in value of properties	-29,358	13,404
Operating income	6,151	42,863
Net income (Group share)	-26,201	22,453
Recurring income (1)	15,463	10,603
Net asset value per share (in euros)	€2.30	€2.76

(1) EBITDA - net financial expenses

Gecimed's business was focused on three elements in 2008: the acquisition of a new asset during the first half of the year and the delivery of an asset under development at the end of the year, the continuation of development operations and contacts with new operators.

In addition to the acquisition of the Clermont-Ferrand clinic operated by Orpea, completed on June 9, 2008, the Villemomble facility (116-bed dependent elderly facility operated by Medica) was delivered on December 18, 2008.

Revenues are up 13.3% thanks to the 1.9 million euros contributed by the clinics acquired at the end of 2007 and beginning of 2008. Based on a constant number of clinics, this growth comes out at 8.1%, reflecting rent indexing and clinic extensions that have made it possible to generate additional rent.
After factoring in real estate and management costs, EBITDA came to 35.5 million euros, up 20.5%.

In light of the increase in capitalization rates, the portfolio value is down 4.3%% like-for-like, with a -29.4 million euro impact on the income statement. Earnings have also been affected by the -12.9 million euro drop in the valuation of debt hedging instruments at the end of the year, due to the reduction in rates during the last quarter. Financial expenses totaled 20.0 million, up 6.3% for a comparable average cost of debt to 2007.

Consolidated net income shows a loss of -26.2 million euros due to the negative fair value adjustments. NAV per share represents 2.30 euros, compared with 2.76 euros at December 31, 2007. Excluding the fair value impacts, recurring income is up 45.9%, with a positive result of 15.5 million euros.

On account of the Company's financial position and its negative retained earnings, the Board of Directors has decided to not pay out any dividend and to book the 2.6 million euro corporate profit under retained earnings.

CAPITAL INCREASE

On February 25, 2009, the Board of Directors decided to carry out a 100 million euro capital increase in order to finance the various projects undertaken on the one hand, and on the other reduce the company's debt by clearing Gecimed's shareholder advance.

This capital increase, which will be carried out at par, representing one euro per share, will be proposed to all shareholders with their preferential subscription rights maintained. Gecina has indicated that it intends to subscribe for this capital increase with a view to ensuring its completion.

The subscription period is scheduled to start immediately after the end of the reopening period for the public offer, as set out below. The performance of this capital increase is subject to obtaining prior approval from the French securities regulator (AMF) for the prospectus to be drawn up for this occasion.

PUBLIC OFFERING

On December 30, 2008, ISM, a subsidiary of GE Real Estate France, sold off its entire stake in Gecimed at a price of 0.70 euros per share to Gecina, RBS CBFM Netherlands BV and Scor Global P&C SE.

In this way, Gecina increased its interest from 38.6% to 48%, leading it to file a proposed mandatory public offer. On February 26, 2008, Gecimed's Board of Directors reviewed the documentation and the recommendations, based on multi-criteria approaches, from the arranging bank and the independent expert appointed for the purposes of the alternative buyout and exchange offer proposed by Gecina, based on an offer to buy the Gecimed shares at a price of 1.15 euros or an exchange offer with a ratio of one Gecina share for 37 Gecimed shares.
Gecina has reiterated that it does not intend to ask for a mandatory withdrawal procedure to be implemented on Gecimed's shares.

This offer will be covered by a more detailed press release on Monday March 2, 2009 when Gecina files the mandatory public offer with the AMF.

OUTLOOK

Thanks to the capital increase, Gecimed will once again have the means in 2009 to continue with the developments undertaken on four assets. Following their delivery, staggered from March to December 2009, these four facilities will generate more than 7 million euros in additional rent.

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