



## Foncière Paris France

PRESS RELEASE - FOR IMMEDIATE PUBLICATION

# Foncière Paris France

## Quarterly financial information for the period ended 31 March 2011

---

First-quarter 2011 rental income: €12.8 million, up 63.7% vs. Q1 2010

**PARIS – 27 APRIL 2011** – Foncière Paris France today released its quarterly information for the period ended 31 March 2011.

In € millions	Q1 2011	Q1 2010	Change
<b>Rental income</b>	<b>12.8</b>	<b>7.8</b>	<b>+63.7%</b>
<b>Assets*</b>	<b>631.5</b>	<b>426.5</b>	

\*Value of properties on the basis of the asset appraisal at 31 December

“The acquisition of SAGI Immobilier d'Entreprise in late 2010 represents an important step in our development and we're very satisfied with how well the integration is proceeding,” said Jean-Paul Dumortier, the Company's Chairman and Chief Executive Officer. “The new leased and leasable assets and the delivery of Studios du Lendit and Mediacom 3 will lead to sharply higher consolidated rental income, which was already evident in the first quarter.”

### **BUSINESS REVIEW**

#### ▪ **Rental activity**

During the first quarter, the Company signed new leases for premises with a total surface area of approximately 3,500 square metres.

At 31 March 2011, the financial vacancy rate for leased and leasable properties stood at 8.9%, significantly lower than at year-end 2010 (10.7%)

- **Deliveries**

**Mediacom 3:** This approximately 4,500-square-metre property is France's first zero-energy rental office building. It will be delivered in second-quarter 2011.

- **Developments**

**Phase 2 of the Lendit programme:** The Lendit programme, which is part of the TV production and content creation district being established in the northeast part of Paris, comprises four phases representing a total of 55,000 square metres of offices and business premises. The application for a building permit for the second phase of the programme (14,700 square metres of offices and business premises) has been filed and is currently being reviewed.

## **ASSET PORTFOLIO AND ASSET VALUE**

- At 31 March 2011, the asset portfolio (excluding developments) represented a total surface area of around 284,000 square metres. It was comprised of 49 commercial properties, of which 79% office buildings and 21% business premises. The assets are located 49% in Paris, 43% in the inner suburbs and 8% in the outer suburbs.
- No portfolio valuation is performed at 31 March. Based on the 31 December 2010 valuation, the appraisal value of the **leased and leasable portfolio** at 31 March 2011 stood at €616.9 million excluding transfer costs and generates **gross rental yield** of 8.2%.

## **FINANCIAL REVIEW**

- **Revenue** for first-quarter 2011 came to €12.8 million, up 63.7% from €7.8 million in the prior-year period. The consolidation of SAGI Immobilier d'Entreprise accounted for €4.2 million of the increase.
- **Financial debt** totalled €278 million at 31 mars 2011. Of the total amount 97% was hedged at fixed rates, with average maturity of five years and an average interest rate for the period of 4.4%. The Company ended the period with €51.8 million in **cash and cash equivalents**, resulting in **net debt** of €226.2 million.
- On the basis of the asset appraisal carried out at end-December 2010, revised upwards for development work carried out during the first quarter, the **loan to value ratio** (net debt/assets excluding transfer costs) was 35.7% at 31 March 2011.

## **OUTLOOK**

Foncière Paris France confirms the objectives announced when its 2010 results were released. The Company foresees an ongoing reduction in the financial vacancy rate as well as sharp growth in revenue and earnings following the acquisition de SAGI IE and the delivery of Studios du Lendit in late 2010.

Foncière Paris France also wants to pursue its acquisition strategy and sell a number of assets in 2011.

## **ABOUT FONCIÈRE PARIS FRANCE**

Foncière Paris France is an SIIC specialized in commercial real estate in the greater Paris region. The Company was founded in May 2005 by Jean-Paul Dumortier, President of the Fédération des Sociétés Immobilières et Foncières. Foncière Paris France is listed on the NYSE-Euronext Paris stock exchange, compartment B (symbol: FPF, ISIN: FR0010304329).

[www.fonciereparisfrance.fr](http://www.fonciereparisfrance.fr)

## **CONTACTS**

### **FONCIÈRE PARIS FRANCE**

Didier Brethes – Chief Operating Officer  
[didier.brethes@sfpif.com](mailto:didier.brethes@sfpif.com)  
+33 (0)1 43 12 39 00

### **LT VALUE – Investor Relations and Corporate Communications**

Nancy Levain/Maryline Jarnoux-Sorin  
[nancy.levain@ltvalue.com](mailto:nancy.levain@ltvalue.com) / [maryline.jarnoux-sorin@ltvalue.com](mailto:maryline.jarnoux-sorin@ltvalue.com)  
+33 (0)1 44 50 39 30 - +33 (0)6 72 28 91 44