



## Foncière Paris France

PRESS RELEASE - FOR IMMEDIATE PUBLICATION

### Foncière Paris France

### Quarterly financial information for the period ended 30 September 2011

---

Third-quarter 2011 rental income: €38.6 million, up 64.3% vs Q3 2010

**PARIS - 25 OCTOBER 2011** - Foncière Paris France today released its quarterly information for the period ended 30 September 2011.

In € millions	<b>2011</b> 9 months	<b>2010</b> 9 months	<b>Change</b>	<b>2010</b> 9 months pro forma	<b>Change</b>
<b>Rental income</b>	<b>38.6</b>	<b>23.5</b>	<b>+ 64.3%</b>	<b>36.3</b>	<b>+6.4%</b>
<b>Assets*</b>	<b>692.7</b>				

\*Value of properties on the basis of the asset appraisal at 30 June 2011

In € millions	<b>Q3 2011</b>	<b>Q3 2010</b>	<b>Change</b>	<b>2010</b> 9 months pro forma	<b>Change</b>
<b>Rental income</b>	<b>13.2</b>	<b>7.9</b>	<b>+67.1%</b>	<b>12.2</b>	<b>+8.6%</b>

\*The pro forma 2010 figure has been adjusted for the acquisition of SAGI IE in late December 2010.

*"Foncière Paris France remains on a very good trend," said Jean-Paul Dumortier, the Company's Chairman and Chief Executive Officer. "We anticipate full-year rental income of €52 million and foresee the successful completion of our first asset-sale programme by the end of December at prices above the June appraisal value.*

*In other news, Foncière Paris France is currently the target of a hostile takeover bid that does not reflect the Company's intrinsic value, business results or growth potential. The Board of Directors, which is to meet on 15 November, will issue a reasoned opinion on this offer and release provisional financial data for 2011 and 2012".*

## BUSINESS REVIEW

### ▪ Rental activity

During the third quarter, the Company signed new leases for premises with a total surface area of approximately 10,000 square metres.

At 30 September 2011, the financial vacancy rate for leased and leasable properties stood at 7.8%, down slightly from 30 June.

### ▪ Deliveries

**Mediacom 3:** This approximately 4,500-square-metre property, France's first zero-energy rental office building, was delivered during the third quarter. All of the space was let to the Seine Saint Denis social security services.

### ▪ Developments

**Phase 2 of the Lendit programme:** The building permit for the second phase of the programme (14,700 square metres of offices and business premises) has been obtained and is free of appeals. The Company should acquire the land during the fourth quarter and begin searching for one or several occupants for the buildings, for which construction could begin in 2012.

## ASSET PORTFOLIO AND ASSET VALUE

- At 30 September 2011, the **asset portfolio** (excluding developments) represented a total surface area of around 290,000 square metres. It was comprised of 49 commercial properties, of which 79% office buildings and 21% business premises. The assets are located 50% in Paris, 42% in the inner suburbs and 8% in the outer suburbs.
- No portfolio valuation is performed at 30 September. Based on the 30 June 2011 valuation, the appraisal value of the **leased and leasable portfolio** at 30 September 2011 stood at €692.7 million excluding transfer costs and generates **gross rental yield** of 7.6%.
- Pursuant to the Board of Directors' decision of 12 September, the company has initiated a limited asset-sale programme. As part of this programme, a commitment to sell two assets was signed for prices of €18.6 million that were 10% above the appraisal value at 30 June 2011.

## FINANCIAL REVIEW

- **Rental income** for third-quarter 2011 came to €38.6 million, up 64.3% from €23.5 million in the prior-year period (growth at comparable scope of consolidation was 6.4%).
- **Financial debt** totalled €264.8 million at 30 September 2011. Of the total amount, 98% was hedged at fixed rates, with average maturity of 4.6 years and an average interest rate for the period of 4.2%. The Company ended the period with €44.3 million in **cash and cash equivalents** and **net debt** of €220.5 million.
- On the basis of the asset appraisal carried out on 30 June, the **loan-to-value ratio** (net debt/assets excluding transfer costs) was **31.8%** at 30 September 2011.
- Lastly, the share buyback programme authorised by shareholders at their meeting of 23 March 2011 was implemented pursuant to the Board of Directors' decision of 12 September. Information on the share buyback programme is available on the Company's website.

## **OUTLOOK**

Following the Board of Directors meeting on 15 November, Foncière Paris France will announce provisional financial data for 2011, including its dividend pay-out policy for 2011.

The Board of Directors will also issue a reasoned opinion on the public offer to acquire the Company's shares and release the fairness report established by an independent expert.

## **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**

### **FONCIERE PARIS FRANCE**

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

### **CITIGATE DEWE ROGERSON**

Investor Relations  
Nicolas Castex / Yoann Nguyen  
[nicolas.castex@citigate.fr](mailto:nicolas.castex@citigate.fr) / [yoann.nguyen@citigate.fr](mailto:yoann.nguyen@citigate.fr)  
+33 1 53 32 78 88 / +33 1 53 32 84 76

### Press Contact

Servane Taslé  
[servane.tasle@citigate.fr](mailto:servane.tasle@citigate.fr)  
+33 1 53 32 78 94 / +33 6 66 58 84 28