

Revenues for Q3 2012 at 10.9 M€, 9 Months at 33.0 M€

<i>In millions of euros</i>	Q3 2012	9 months 2012	9 months 2011	9 month-change
Rents	11.1	33.0	32.0	+3.3%
<i>Of which, like-for-like</i>	<i>10.9</i>	<i>32.4</i>	<i>31.9</i>	<i>+1.7%</i>
Revenues	11.1	33.0	32.0	+3.3%

RENTS UP BY 3.3% OVER THE FIRST NINE MONTHS OF THE YEAR

Over the 3rd quarter of 2012, Klémurs collected 10.9 million euros in rents, bringing its revenues for the first nine months of 2012 to 33.0 million euros, an increase of 3.3%. On a like-for-like basis, rents rose by 1.7%, reflecting the following items:

- The positive impact of index-linked rent adjustments (+4.1%) on minimum guaranteed rents with 65% of leases pegged to the 2nd quarter of 2011 ICC, up by 5.01%.
- A decrease in variable rents.

Revenues on a current portfolio basis also reflect the contribution of the acquisitions completed in October 2011 (Delbard garden centers and a restaurant building lease), which more than offsets the impact of the disposal of a cafeteria in Saint-Malo also completed in 2011.

Its key performance indicators are robust: the financial occupancy rate is high (99.1%) and the late payment rate low (0.5%).

OUTLOOK

For the full year 2012, Klémurs expects its rents to rise slightly, supported by positive index-linked rental adjustments and the contribution of 2011 acquisitions. Klémurs does not plan to make significant investments nor acquisitions.

In 2013, index-linked rent adjustments will have a positive impact on Klémurs' rents¹.

¹ As a reminder, 2nd quarter of 2012 ICC and ILC has just been published by INSEE. Year-on-year, 2nd quarter of 2012 ICC grew by 4.58%, 2nd quarter of 2012 ILC grew by 3.07%.

About Klémurs

Klémurs is a SIIC (Société d'investissement immobilier cotée) managing and developing a property portfolio composed of assets in the mass retailing, services, and retail industries.

As of June 30, 2012, the valuation of Klémurs' property portfolio reached 627.4 million euros (excluding transfer duties); EPRA NNAV was 26.7 euros per share.

Klémurs was listed on December 2006. Its major shareholder (84.1%) is the Klépierre group, a major player of retail real estate, present in 13 countries of Continental Europe. Klémurs' shares are admitted to trading on compartment C of Euronext ParisTM.

For more information: www.klemurs.fr

AGENDA	January 31, 2013	2012 Annual earnings (press release after stock market close)
	April 9, 2013	2012 General meeting of shareholders

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