

## **Press Release**

Paris, October 29<sup>th</sup>, 2018

### **Disposal of the Ecosphère Campus**

Officiis Properties, a listed company on Euronext Paris, and its subsidiary Officiis Properties Ouest 1, announce the sales on October 26<sup>th</sup>, 2018 of the buildings Think and Imagine, respectively 6,671 sqm and 7,980 sqm of lettable space, located on the Ile de la Jatte in Neuilly-sur-Seine (Paris' western business district). These two properties form part of the Ecosphère Campus, which the Board of Directors of Officiis Properties decided to dispose of last February in the context of a competitive disposal process.

Balzac REIM is acquiring the building Think on behalf of one of its international investors.

Europa Capital is acquiring the building Imagine on behalf of a fund managed by Mitsubishi Estate Company.

These two assets were sold for a combined price of €141.7 million, in line with the valuation of these two buildings in the consolidated IFRS financial statements as of March 31, 2018 (€141.6 million).

After deducting rent-free buybacks, all advisory fees and expenses, the company will receive net proceeds of €139.3 million.

Of the net proceeds, €76.4 million will be used to immediately reimburse the entirety of the outstanding mortgage debt of Officiis Properties (€53.1 million) and €23.3 million will be used to partly reimburse the outstanding debt of Officiis Properties Paris Ouest 1. Following these reimbursements, the outstanding mortgage debt of Officiis Properties Paris Ouest 1 will be €56.3 million, representing 32.2% of the valuation of the remaining property Newtime in the financial statements as of March 31<sup>st</sup>, 2018.

As indicated in the Annual General Meeting September 14<sup>th</sup>, 2018 in response to a shareholder's written question, the company has contacted a few banks to examine with them the possibility of putting into place a new mortgage primarily backed by the building Newtime. If such a financing were to be completed, the company will then examine the possibility of a partial reimbursement of the non-bank loan granted by TTC1 S.à r.l.

In line with the perspectives outlined in its press release of July 12, 2018, the company is pursuing its disposal strategy of the Ecosphère Campus in its entirety, and has jointly appointed CBRE Capital Market and Rothschild & Co for the disposal of Newtime, an independent building with 15,524 sqm of restructured office space situated in the Ile de la Jatte at Neuilly-sur-Seine.

In the event that the disposal of Newtime were to be realised, the company REOF Holding S.à.r.l, majority shareholder of Officiis Properties, confirms, in accordance with its commitments, that it will implement a public repurchase offer pursuant to Article 236-6 of the Autorité des Marchés Financiers ("AMF") General Regulations for the entirety of the shares of Officiis Properties, and, if need be, for all securities granting access to the shareholders' equity or voting rights of the Company that it does not hold, under such conditions so as to enable the above-mentioned offer to be declared compliant by the AMF.

For this transaction, Officiis Properties was advised by Scaprim Asset Management, Rothschild & Co, Lasaygues & Associés Notaries, and Allen & Overy.

Balzac REIM was advised by Allez & Associés Notaries and Dentons.

Europa Capital was advised by the Wargny Katz Notaries and Dentons.

## **Contact**

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## **About Officiis Properties**

Officiis Properties (previously Züblin Immobilière France) is a listed property company that has opted for SIIC status and invests in office properties. Its real estate portfolio consists of four office buildings in the Paris region.

Officiis Properties shares are listed on Euronext Paris Compartment C, an NYSE Euronext market - ISIN: FR0010298901