

Paris, 6 November 2009

Foncière Développement Logements' revenue advances by 2.1% at constant scope at 30 September 2009

Foncière Développement Logements continues to improve operating results in context of accelerating development

Consolidated revenue

€m	9M 2008	9M 2009	Ch. (%)	Ch. in rents on constant scope (%)
France	35.6	34.5	- 3.0%	2.8%
Germany	123.9	123.9	0.0%	1.9%
Total rents	159.5	158.4	- 0.7%	2.1%
Total revenue*	161.0	161.2	0.1%	

**Revenue also includes services and sales of properties in inventory in Germany*

Consolidated cumulative revenue in the third quarter of 2009 totalled €161.2 million, edging up against sales generated in the same period a year earlier.

This growth is thanks mainly to:

- Acquisitions: + €0.4 million
- Divestments: - €4.7 million
- Increased divestment of buildings in portfolio: + €1.2 million
- Change in rents on a constant scope: + €3.3 million

Rents generated by Foncière Développement Logements since 1 January 2009 advanced by 2.1% on a constant consolidated scope against the same period for 2008, including expansions of 2.8% in France and 1.9% in Germany.

These developments were due to the increase in renewal rents, their indexation and the reduction in vacancy rates. Meanwhile, the physical vacancy rate of the assets operated declined over the year in both countries, from 3.2% to 2.1% in France and 2.3% to 2.1% in Germany.

Significant events since 1 January 2009

Continuing divestment plan: + 56% in volume against third quarter 2008

€m	Disposals	Agreements	Total
France	50.3	74.3	124.6
Germany	53.5	17.0	70.5
Total	103.8	91.3	195.1
Margins on disposals and agreements vs block value 31 December 2008			+5.4%

In the first three quarters of 2009, Foncière Développement Logements' disposal proceeds from France and Germany totalled €103.8 million. Including sale agreements, this amount increases to €195.1 million, or a 56% improvement against 2008's results in the same period.

These disposals and agreements carry margins of more than 5.4% against the block appraisals on 31 December 2008. Sales, (60% of which were implemented in blocks) allow the Company to conduct its strategy of maximising the value of matured assets successfully.

French development transactions in second half 2009: Foncière Développement Logements strengthens leading residential real-estate position with contributions of around €117.6 million¹ in assets

On 21 October Foncière Développement Logements signed a letter of intent with Prédica, an institutional investor already present in its capital, for the contribution in kind of securities in two real-estate investment companies that own two buildings containing 83 homes¹ in the Paris region. This agreement is in addition to signing two letters of intent with MMA (Covéa Group) and Cardif to acquire two asset portfolios in Paris, Ile-de-France, and in Lyon, by way of contribution.

These contributions total €117.6 million¹ and generate a 4.7%¹ gross yield. They shall be remunerated with Foncière Développement Logements stock based on a €18 price for each new share issued. The Extraordinary General Meeting set to adopt these contributions shall be convened on 21 December 2009.

Launch of simplified public tender offer at €18

Foncière Développement Logements has set up a simplified public tender offer on its own shares as part of its share buyback programme at €18 per share.

This price contains a 42% premium over the last stock market price before the offer was filed with France's Financial Market Authority (Autorité des Marchés Financiers, or "AMF") and a slight discount to the triple net NAV on 30 June 2009, of approximately 6%.

Centralised by NYSE Euronext, the offer lasted from 23 October to 5 November 2009 inclusive (after ten trading days). The AMF shall issue notification of the offer's results at the latest on 17 November and settlement and delivery should take place by 20 November.

¹ Subject to non-exercise of the urban right of pre-emption by the local authorities concerned

Adoption of French public limited company (société anonyme) status

To take advantage of further benefits for continuing its development, the Company aims to adopt the status of a public limited company and abandon that of a limited partnership with shares.

Adopted unanimously by the Company's Supervisory Board in its meeting of 22 July 2009, the transformation proposal shall be submitted to the shareholders' vote in the Extraordinary General Meeting to be held on 10 November 2009.

Outlook

Foncière Développement Logements plans to strengthen its positioning as benchmark operator in the housing sector both by maintaining its dynamic management policy and continuing its development based on long-term partnerships with strategic institutional investors.

Forthcoming financial events

Ordinary and Extraordinary General Meetings: 10 November 2009 and 21 December 2009

Release of 2009 annual results: 15 February 2010.

About Foncière Développement Logements

Foncière Développement Logements, which is 38.2 % held by Foncière des Régions, is a French listed real estate investment company focussed on investment in and management of residential assets. Active in France and Germany, its property portfolio is valued at € 3.4 billion (June 2009).

Foncière Développement Logements, chaired by Bertrand de Feydeau, is managed by Thierry Beaudemoulin.

Foncière Développement Logements is listed on the Euronext Paris.

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