

## **Media Release**

Paris, 18 November 2009

### **Züblin Immobilière France announces half-year results for FY 2009/2010**

**Züblin Immobilière France today announced its results for the first half of its Financial Year 2009/2010. As of 30 September 2009, the gross open market value of the Company's investment property has leveled out at €319.8m, fully diluted NAV per share rose by 8.1% to €6.53 and consolidated net profit for the six-month period was €9.1 million. Züblin Immobilière France intends to call for an Extraordinary General Meeting before March 2010 in order to carry out a reduction in the nominal value of the Company's shares.**

#### **Real estate valuation and NAV**

As of 30 September 2009, the gross value of the investment property portfolio levelled out at €319.8 million, representing an increase of 1.6% since 31 March 2009. Based on annualised rents passing totalling €24.9 million as of 30 September 2009, representing a gross yield of 7.8%. The Company's occupancy rate was stable at 98.9%. IFRS shareholders equity totalled €71.4 million as of 30 September 2009, compared with €65.1 million as of 31 March 2009. Fully diluted NAV per share stood at €6.53, representing an increase of 8.1% since 31 March 2009.

#### **Consolidated net profit and operating cash flow**

The Company recorded a positive fair value adjustment on its portfolio of €3.7 million, which together with the operating result translated into a consolidated net profit of €9.1 million for the first half of Financial Year 2009/2010 compared with a net loss of €32.6 million in the first half of Financial Year 2008/2009.

Operating cash flow amounted to €5.6 million, a decrease of €1.1 million compared with €6.7 million in the previous year. This decline results largely from the rent reductions agreed at the end of Financial Year 2008/2009 in order to secure lease extensions and preserve cash flow over a longer period. As a result, fully diluted operating cash flow per share for the six months ended 30 September 2009 was €0.48, a decline of 15.8% compared with €0.57 in the previous year.

### **Financing**

As of 30 September 2009, bank debt amounted to €228 million, with an average maturity of over 4 years. The Company is fully hedged against interest rate fluctuation risks, resulting in a stable average interest rate of 4.51% over the first half of the Financial Year 2009/2010. As of 30 September 2009, the consolidated net LTV ratio was 67%.

### **Outlook**

For the Financial Year 2009/2010 Züblin Immobilière France expects the trend observed over the first half of the year to continue, with a mechanical reduction in operating cash flow per share following the rent reductions agreed during the previous year. The vacancy rate is expected to be 4% at the end of the financial year. Züblin Immobilière France's strategic positioning since March 2008 as an active player in high quality environmentally-oriented office buildings located in high-potential economic areas, will improve as a result of the new environmental targets defined by the parliamentary bill voted by the French Senate on 9 October 2009 (the "Grenelle 2" bill). These ambitious targets represent new value-creation opportunities for Züblin Immobilière France through the renovation of older buildings with sturdy architectural structure in prime locations.

### **Extraordinary General meeting**

Züblin Immobilière France will call for an Extraordinary General Meeting before 31 March 2010 in order to carry out a reduction in the nominal value of its shares. This is a necessary step in order to ensure the required flexibility with respect to any potential future capital market transaction, as this would currently not be possible given that the shares trade below nominal value. The Company has not yet decided whether to undertake such a transaction but wants to have the necessary flexibility to carry it out should market conditions be deemed appropriate. Such a transaction would enable the Company to increase its financial capacity.

### **Semi-annual Report**

The semi-annual report for Financial Year 2009/2010 is now available at [www.zueblin.fr](http://www.zueblin.fr).

### **For more information**

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### **A brief outline of Züblin Immobilière France**

Züblin Immobilière France is a listed property company, which has elected for REIT status (SIIC status). The company invests in office properties, and its real estate in France consists of 8 office buildings in Paris area, Lyon and Marseille.

Shares of Züblin Immobilière France trade on compartment C of Euronext Paris market of Nyse Euronext - ISIN: FR0010298901

### **Key Figures for the first-half of the financial year 2009/2010**

In €m	30 September 2009	30 September 2008
<b>Income statement</b>		
Rental income	12.2	13.3
Overheads and corporate expenses	(1.0)	(1.4)
EBITDA	11.0	11.7
Change in assets' valuation	3.7	(39.0)
Net operating income	14.7	(27.3)
Financial income	0.0	0.4
Interests paid and financial expenses	(5.6)	(5.7)
Net income	9.1	(32.6)

In €m	30 September 2009	31 March 2009
<b>Balance sheet</b>		
Investment properties	301.6	296.3
Current assets	35.7	32.6
Total equity	71.4	65.1
Non-current liabilities	246.5	246.1
Current liabilities	19.8	18.0
Total liabilities	337.7	329.3

### **Key figures per share**

	30 September 2009	31 March 2009
NAV (fully diluted)	6.53	6.04
Share price	4.65	3.90
	30 September 2009	30 September 2008
Operating cash flow (fully diluted)	0.48	0.57

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