

Paris, 7 December 2009, 6:30 p.m.

## Acquisition of a shopping centre "Les 7 collines" in Nîmes

***The Affine group, through its subsidiary Capucine Investissements, has just acquired in Nîmes a 17,500 sqm shopping centre, "Les 7 collines".***

This investment of €36.3m is financed in leasing by the group Crédit Agricole. This operation is part of the Affine Group's strategy of investing in city centre shopping areas.

Located in the south of the city centre of Nîmes facing the park service sector Georges Besse, this complex is composed of 40 retails, 2,900 sqm of offices (17% of the total surface area), and 550 off-street parkings, including 250 places on the terrace of the building. The feasibility of creating a roof made of photovoltaic panels is under study.

Inaugurated in April, 2008, the shopping centre "Les 7 collines" offers a covered market and a combination of national and local shop signs specialized in food, house and personal equipment, as well as restaurants. Those include: Mac Dan, Leader Price, Villa Plancha, Autour du bébé, Biocoop, Maison Bez, and Les Terraillette.

« Les 7 collines » is positioned as a proximity offer, complementing neighbouring shopping centre areas. This project was achieved in cooperation with local retailers. This shopping complex contributes to the development of the south of Nîmes, the main axis of the agglomeration expansion.

### **Air view of the shopping centre « Les 7 collines » in Nîmes**



### ***About the Affine Group:***

*The Affine Group is structured around three property companies:*

- *Affine, a property company with French REIT (SIIC) status listed on NYSE Euronext Paris, operates as an investor (offices, warehouses, stores) throughout France. It is also a credit institution in respect of its lease-finance business. The Affine share is included in the SBF 250 (CAC Small 90), SIIC IEIF and EPRA index. At 30 June 2009, its market capitalisation represents €102 million and its rental properties are estimated at €624 million transfer taxes included.*
- *Banimmo, a Belgian property company listed on NYSE Euronext Brussels and Paris, is owned by Affine (50%) and the company's management (28.4%). It is mainly dedicated to renovating and repositioning buildings in Belgium, France and Luxembourg. At 30 June 2009, its market capitalisation amounted to around €142 million and its assets are estimated at €302 million transfer taxes included.*
- *AffiParis, a French REIT (SIIC) listed on NYSE Euronext Paris, is specialised in commercial property within Paris. At 30 June 2009, its market capitalisation amounted to €22 million and the value of its assets stands at €221 million transfer taxes included.*

*The Group also have some subsidiaries among which Concerto Développement, specialised in logistics engineering.*

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