

Paris, 14 January 2010, 6:30 p.m.

A busy 2009 last quarter

The last few months of 2009 were exceptionally busy for the Affine Group, which placed leases totalling over 41,750 sqm during the fourth quarter. Notably, 30,000 sqm of warehouse space (75% of the total site) was re-let in Saint Cyr en Val (France, department 45) under a 6-year fixed lease to two new tenants, specialized in logistics.

The Group's investment and arbitrage businesses also remained very strong: Banimmo acquired the Marché Saint-Germain shopping centre in Paris for €29.6m, and Affine acquired the "Les 7 Collines" shopping centre in Nîmes for €36.3m.

Finally, a dynamic disposal policy continued, with the Group significantly exceeding its objective for the year. During the quarter, 6 buildings that had reached maturity in the portfolios of Affine and AffiParis were sold for a total of €26m. These sales involved office buildings located in Avignon, Bailly, Nantes, Sèvres, Paris and Sophia Antipolis. In addition to the sale of the Sirius Building at the beginning of October, Banimmo completed €20m of disposals at the end of the year.

For 2009 overall, almost €164m of building sales were completed, of which €120m were carried out by Banimmo in Belgium.

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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