

French *Société Anonyme* (limited liability company) with a capital of €25,626,720
Registered offices: 72, Rue du Faubourg Saint Honoré, 75008 Paris
Paris Company Registry No. 542 033 295

Financial year: 1 January to 31 December 2010

FINANCIAL INFORMATION FOR THE QUARTER ENDED 31 MARCH 2010

CONSOLIDATED FIGURES (excluding VAT, in thousands of euros)

	<u>1st quarter</u>	<u>1st quarter</u>	<u>Cumulative</u>	<u>Cumulative</u>
	<u>2010</u>	<u>2009</u>	<u>From</u>	<u>From</u>
			<u>1 Jan. 2010</u>	<u>1 Jan. 2009</u>
			<u>to</u>	<u>to</u>
			<u>31 Mar. 2010</u>	<u>31 Mar. 2009</u>
Revenues				
<i>of which</i>				
- Rental income	3,272	1,675	3,272	1,675
- Management fees	28	14	28	14
Total	3,300	1,689	3,300	1,689

Revenues during the quarter consisted mainly of rental income and, to a lesser extent, management fees, in relation to the portfolio of twelve cinema properties let to UGC Ciné Cité which was acquired by CFI-Compagnie Foncière Internationale in February 2009.

Rental income for the first quarter amounted to €3,272 thousands. This figure is not comparable with that of the first quarter of 2009, which included no rental income before 13 February, the effective date of the abovementioned acquisition. However, on a *pro forma* basis, first quarter rental income was up by 2% (€3,272 thousands compared with €3,208 thousands for *pro forma* Q1 2009) due to contractual rental indexation with effect from 1 January 2010. We note that this indexation, which provides downside protection in the current rental market, will again be applied on 1 January 2011, after which the ILC (commercial rental index) will apply.

The other key drivers determining consolidated results for the first quarter were not meaningfully different from those in the previous quarter. The next property appraisal valuation, together with any potential resulting changes in fair value, will not take place until 30 June.

The same applies to the balance sheet structure as measured by the usual financial ratios; for more details please refer to the information published on the Company's website www.cfi-france.com

Investor Relations: contact@cfi-france.com

Tel. +33 (0)1 40 07 81 03

72, rue du Faubourg Saint-Honoré 75008 Paris | Tél. 01 40 07 81 03 | Fax. 01 40 07 85 12 | www.cfi-france.com

Société Anonyme au capital de 25 625 720 euros - 542 033 295 R.C.S | FR 45 542 292