

Paris, 18 October 2010, 6:00 p.m.

AffiParis signs a first green lease with the SNCF

AffiParis, an Affine subsidiary, has just signed an environmental lease with the SNCF (French rail authority), a first step for the two groups. It concerns the Traversière tower, located on the banks of the Seine in the 12th Arrondissement of Paris, near the Gare de Lyons train station.

The Traversière tower will soon become home to the headquarters of the SNCF's Real Estate Division and part of its passenger activities, under a 9-year firm lease with effect from 1st January 2011. The building has capacity for 580 people.

Ideally located overlooking the Quai de la Rapée, the building has a surface area of 7,800 sqm over 15 floors and excellent architectural quality. It represents an outstanding commercial property in a neighbourhood that has enjoyed a revival for the last few years.

In connection with the ongoing reorganisation of the occupancy of its Parisian buildings focusing on proximity to rail stations, the SNCF consolidates its presence in the Tower. Both owner and tenant entered into a joint eco-renovation project and have agreed to give the building a new lease of life.

As part of a project aiming to upgrade the premises to ensure compliance with current occupancy and environmental standards, AffiParis and the SNCF performed an audit to identify the main sources of power consumption and carbon emission. Once these sources had been identified, action plans were prepared and evaluated to improve the building's energy and environmental performances. This is a full-scale and long-term partnership between owner and tenant.

Work began in May 2010: renovation of the entire building made it possible to fully restructure the lighting system and completely refurbish the offices, toilet facilities and passageways. Eco-materials were used for some. Work is in progress to upgrade the air treatment system (installation of latest-generation equipment). The office furniture has a lesser impact on the environment and materials used for manufacturing come from sustainably managed forests. Throughout the programme, a *Bilan Carbone® de Chantier* [Worksite Carbon Footprint Assessment] was carried out to evaluate and limit greenhouse gas emissions.

Several certification and labelling procedures are currently in process, including application to join the European Greenlight programme and to receive BREEAM certification.

Furthermore, renovation work has been accompanied by the introduction of a sustainable development partnership policy through the signature of a green appendix, which organises a pooling of costs and benefits related to future developments in environmental protection issues throughout the lease term.

The SNCF will regain full access to all its premises by the end of May 2011.

About AffiParis

Specialising in Paris-based commercial property, particularly office premises, AffiParis held a portfolio at the end of June 2010 consisting of 18 properties worth €220m, spread over a surface area of 67,000 sqm.

In 2007 AffiParis opted for REIT (real estate investment trust) status (SIIC). Its stock is listed on NYSE Euronext Paris (Ticker: FID FP / FID.PA; ISIN code: FR0010148510). www.affiparis.fr

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About the SNCF Group

SNCF is a premier global mobility and logistics group with expected annual revenues of €30 billion and nearly 235,000 employees in 120 countries in 2010. The SNCF mission is to promote a society with greater mobility, mutual respect and solidarity by making ecomobility the driving force behind sustained growth and customer preference for both passengers and shippers. www.affiparis.fr

The Group is made up of five divisions: managing, operating, maintaining and engineering infrastructures predominantly rail-related (SNCF Infra), local urban, outer urban and regional transport for daily commuters (SNCF Proximités), long distance and high-speed passenger transport (SNCF Voyages), freight transport and logistics (SNCF Geodis), and train station management and development (Gares & Connexions). www.sncf.fr

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