

Paris, 20 December 2010, 6:00 p.m.

Affine to acquire an office building complex in Lyon

Affine has just signed with CIC Lyonnaise de Banque a bilateral promise to purchase a 4,900 sqm office building complex in Lyon for €10.5m (transfer taxes included). This transaction is part of the Affine's growth strategy of focusing on city-centre office buildings which offer strong value-creation potential.

This complex is located on Boulevard des Tchecoslovaques in the 7th arrondissement on the extension of the Boulevard Vivier Merle, between the La Part-Dieu and Gerland districts. This mixed development area, combining residential buildings and offices, is located near the integrated development zone of ZAC de la Buire, which is intended to enhance the boulevard's use by the service sector. It is well-served by public transport, with two nearby metro stations, numerous bus routes, and tramway access currently under construction.

Consisting of two linked buildings, built in 1984 and 2001 respectively, the property offers 122 underground parking lots. This real estate complex is leased to three tenants, including T Systems (a subsidiary of the Deutsche Telecom Group) which occupies almost 80% of the surface area. The complex has the potential for significantly higher value through repositioning and its integration into the extension of the dynamic Part-Dieu area.

With this transaction, Affine is strengthening its position in the Lyon market with 5 buildings representing almost 22,000 sqm of office space. In 2010, the Affine Group completed or committed to investments totalling almost €105m.

Sorovim is acting as advisor to the seller in this transaction.

About the Affine Group

A diversified property company in commercial real estate, the Affine Group held a portfolio comprising 107 buildings with a value of €1,079m and a total surface area of 829,000 sqm at the end of June 2010. The Group invests primarily in offices (54%), commercial real estate (21%), and warehouses (19%).

Its activities are divided between Affine (56%), active throughout France in regions outside Paris; AffiParis (20%), an SIIC specialised in Paris real estate; and Banimmo (24%), a Belgian property company active in Belgium, France, and Luxembourg, that repositions real estate.

The Affine Group also includes Concerto Développement, a subsidiary specialised in coordinating development and investment activities in logistics real estate in Europe.

In 2003, Affine adopted the status of a Société d'Investissement Immobilier Cotée (SIIC). The Affine share is listed on the NYSE Euronext Paris (ticker symbol: IML FP/BTTP.PA; ISIN code: FR0000036105) and are eligible for Deferred Settlement (SRD) - long only. It is included in the SBF 250 (CAC Small 90), SIIC IEIF, and EPRA indexes. AffiParis and Banimmo are also listed on NYSE Euronext. www.affine.fr

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