

Foncière des Régions: €51m of acquisitions in Berlin and Dresden

Foncière des Régions is pursuing its acquisitions in Germany by investing, through its subsidiary FDL, in which it has a 59.7% stake, €351m in several residential real estate portfolios in Berlin and Dresden. The German residential sector represents an attractive diversification for Foncière des Régions, which is focused on Offices/Key Accounts.

In total, four residential portfolios were acquired during September in Germany, valued at €351 million, bringing the amount of transactions carried out since the beginning of the year to €394 million, with nearly €369 million in disposals and disposal agreements.

The real estate acquired in Germany represents over 4,000 housing units, 78% (in value) of which are located in Berlin and 21% in Dresden. The properties were acquired on the basis of an average gross yield of 6.5% and have strong potential for value creation, with an average reversion rate of over 20%.

With these transactions, the Company has entered a new phase of its geographical diversification strategy in Germany, with residential assets of €2.4 billion in the country, of which 21% are located in Berlin, versus 10% at the end of 2012, and 3% in Dresden, up from 0% at the end of 2012.

Foncière des Régions, through FDL, has been operating actively on the German real estate market since 2005 and has, with Immeo Wohnen, a high-quality team to manage real estate assets dynamically and to deploy its asset rotation strategy, both aimed at creating value.

Foncière des Régions intends to pursue its asset rotation strategy in this market so as to consistently position itself in the best locations and to maintain an attractive like-for-like growth rate in rental incomes (more than 2% a year between 2005-2012).

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Foncière des Régions, real estate partner

As a partner to companies' real estate strategy, Foncière des Régions designs simple and innovative solutions alongside them. The aim of these strategies is twofold: of adding value to existing urban property and designing buildings for the future.

Foncière des Régions owns and manages real estate assets of " 10 bn group share (" 16 bn total share), which are primarily rented to key accounts who are the leading companies in their sector (Suez Environnement, Thales, Dassault Systèmes, Orange, EDF, IBM, and Eiffage, etc.). This responsible partnership culture is based on key values and know-how: namely vision and expertise.

Foncière des Régions shares are listed in the Euronext Paris A compartment (FR0000064578 - FDR), are admitted for trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF %IIC France+ and CAC Mid100 indices, in the %EPA+ and %GPR 250+ benchmark European real estate indices, and in the %TSE4 Good+, ASPI Eurozone® and DJSI World ethics indices.

Foncière des Régions is rated BBB/Stable by Standard and Poor's.

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