



Paris, 27 November 2014, 06:00 p.m.

Affine and GA signed for a 2nd office building in Toulouse, Borderouge district

Affine has just signed a commitment to buy a second 2,900 sqm office building in Toulouse from the GA Group, for the sum of €7.5m (including transfer taxes). This new transaction is in line with Affine's investment strategy aimed at achieving a balanced development between Paris/the Paris region and other major French cities, such as Bordeaux, Lille, Lyon, Marseille, Nantes and Toulouse.

The building is part of the "Les Amarantes" property development programme, a complex of three office buildings covering a total surface area of 9,200 sqm designed by architects Michèle and Gabriel de Hoym de Marien and CDA Architectes. The complex is situated in the heart of the new Borderouge district, close to the future Les Maourines shopping centre which will include a Carrefour and 60 stores. As a reminder, Affine has already recently acquired the first office building in the Les Amarantes complex, let to Pôle Emploi, La Mutuelle Générale and Greenflex.

This sector represents a major urban development area for Toulouse. Located at the exit to the Boulevard Urbain Nord interchange, 15 minutes from Toulouse Blagnac international airport, the site boasts excellent public transport links with metro line B for quick access to the city centre, 8 bus services covering a large part of the city, one intermodal station and three bicycle stands.

This four-level building (basement, ground floor + 2) with 19 outdoor parking spots and 65 in the basement, will be completed in just 7 months. Delivery is scheduled for the second quarter of 2015.

The building is already 80% pre-leased by Dalkia, leading provider of energy services in France. It will receive Dalkia teams from its regional department in south-western France and the central Midi-Pyrénées Limousin region, representing some 100 employees.

The building will be certified NF HQE® Commercial Buildings like the rest of the development, with a contractual commitment to ensure that energy consumptions fall below 35 kWh/sqm/year for heating, cooling and ventilation thanks to a smart energy management system developed by GA.

In this transaction, DTZ acted as consultant for the seller, under a co-exclusive mandate. The notaries representing the seller and the buyer are respectively, Cécile Daveze and Haussmann Notaires.

ABOUT THE AFFINE GROUP

Affine is a real estate company specialised in commercial property. At the end of June 2014, it directly owned 58 buildings with a total value of €583m, excluding taxes, for a total floor area of 540,200 sqm. The company owns office properties (52%), retail properties (22%), warehouses and industrial premises (25%). Its assets are fairly evenly divided between Ile-de-France (Paris region) and other French regions.

Affine is also the major shareholder (49.5%) of Banimmo, a Belgian property repositioning company with operations in Belgium and France. At the end of June 2014, Banimmo had total assets of 19 office and commercial buildings, with a value of €355m (taxes included). Finally, the Group also has a 99.6%-owned subsidiary Concerto European Developer, which specialises in logistics development.

Total Group assets are €973m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust (SIIC) status. Affine shares are listed on NYSE Euronext Paris (Ticker: IML FP / BTTP.PA; ISIN: FR0000036105) and admitted to the deferred settlement system (long only). It is included in the CAC Mid&Small, SIIC IEIF and EPRA indexes. Banimmo is also listed on NYSE Euronext.

To find out more: www.affine.fr. Follow our news thread on: https://twitter.com/Groupe_Affine



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ABOUT GA

Created in 1875, the company grew by relying on two fundamentals: its expertise in construction and the trust of its partners.

Offices, warehouses, factories, car parks, administrative buildings or even schools... regardless of the project, GA Group proposes a comprehensive solution tailored to the needs of its customers, by harnessing its industrial expertise spanning more than one hundred years and dynamic innovative drive that allows it to adapt to new developments and anticipate user expectations.

Designer, builder, developer, investor and manager, GA Group is a full-scale "integrated builder" which contributes its recognised expertise at every stage of the office property trades: land search, design, assistance for obtaining administrative permits, financial solutions, construction, maintenance and management of buildings, commitment on energy consumptions.

The GA Group itself also has expertise in each of the construction stages, from its design office upstream, through to the manufacture in its factories, up to the implementation of its products on building sites by its own teams. This comprehensive expertise, accessible through a one-stop contact, guarantees complete mastery over the industrial process, perfect execution quality and compliance with commitments in terms of lead times and prices.

To find out more: www.ga-sa.fr

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