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Affine and Sogeprom partner to construct an office building in Euronantes

Affine has signed a sale option to acquire an off-plan 3,844 sqm office building from Sogeprom in the Euronantes Railway station district of Nantes for €9.8m (including transfer taxes).

This 8-storey building (-1 to +6), which will be the recipient of a BREEAM label, will include 3,544 sqm of office space, 300 sqm of light industrial space and 34 parking units underground. The architectural design is to be provided by Art & Build (Paris) with a completion date scheduled for the first half of 2018.

To seize this opportunity, Affine partnered with the consortium, SOGEPROM-ADI, to respond to the Request for Proposals issued by the City of Nantes for this mixed-use development of 12,800 sqm on its Plot 1E site, which will include residential, office, and light industrial space. The consortium was awarded the project in January 2015.

This transaction is in line with Affine's investment strategy of rejuvenating its assets portfolio and achieving a balance between development in Paris Métropole and the main regional cities (Bordeaux, Lille, Lyon, Marseille, Nantes, and Toulouse). Forming a partnership with a developer, even very early on, as in this project, is one of the ways to acquire quality new properties with a good potential rate of return.

ABOUT AFFINE

Affine is a property company specialised in commercial real estate. At the end of June 2015, it directly owned 55 buildings with a total value of €570m, excluding taxes, for a total floor area of 528,500 sqm. The firm owns office properties (53%), retail properties (22%) and warehouses and industrial premises (25%). Its assets are distributed more or less equally between Ile-de France and the 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 2015, Banimmo had total assets of 21 office and commercial buildings, with a value of €384m (taxes included).

Total Group assets are €988m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust (SIIC) status. Affine's shares are listed on NYSE Euronext Paris (ticker: IML FP/BTTP.PA; ISIN code: FR0000036105) and admitted to the Deferred Settlement Service (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 ADI

ADI, a land developer, property developer, and builder, was created in 2000 with the support of Sogeprom, the Societe Generale subsidiary that owns 40% of its capital. It is active in the regions of Bretagne and Pays de Loire. Its latest office project, which will be delivered at the end of 2015, is a building of 3,600 sqm in St Herblain, which will be primarily leased to the companies Deloitte and In Extenso. ADI's projects are characterised by architectural or "product" innovation, principally in the area of residential properties. ADI has created many concepts in that area, including Eko, intended for first-time home buyers, @coloc, in response to the demands for shared living, and Appart'Seniors, residences for senior citizens.

ABOUT SOGEPROM

Sogeprom, a Societe Generale property development subsidiary, has now been active for more than 40 years in every segment of the French real estate market: residential property, serviced residences, commercial property, hotels, shopping centres, marketing, and property management.

With its complementary areas of expertise, Sogeprom develops residential projects of various sizes and designs, ambitious office developments (including high-rise towers, service centres, and business parks), complex urban commercial centres, and variations on its Europarc business park concept for small- and medium-sized businesses and industries.

Sogeprom guides its customers – individual or institutional investors, retail chains, businesses, or local authorities - through all real estate development phases, from property location to the operation of buildings. Sogeprom always listens to its customers so as to create tailored solutions to match the specific needs of each project.

In 2014, Sogeprom, which operates throughout France, had total revenues of €677m, 2,359 residential property reservations, and 132,220 sqm of service-sector property under development.

The Group's subsidiaries include Alprim in Alsace, Aq'primen Aquitaine, CIP in central France, Investir Immobilier in Normandy, Noaho in Lyon, Pragma in Toulouse and Montpellier, Sogeprom Sud in Marseille, Projectim in northern France, Rivaprim on the Riviera, UEC (Urbanisme et Commerce), Urbi & Orbi (Property Management), Primaxia, and Europarc GmbH (Berlin).

For more information, visit us at: www.sogeprom.fr

SOCIETE GENERALE

Societe Generale is one of Europe's leading financial services groups. Based on a diversified universal banking model, the Group offers financial solidity and a sustainable growth strategy, combined with its goal to be the reference in relationship banking in its markets, close to its clients, chosen by them for the quality and commitment of its teams.

Societe Generale has been playing a vital role in the economy for 150 years. With more than 148,000 employees based in 76 countries, it serves 30 million customers around the world every day, offering a wide range of advice and tailored financial services to individuals, businesses, and institutional investors in three core business areas:

- **Retail banking in France** under the Societe Generale, Credit du Nord, and Boursorama brands, which together offer a complete range of multichannel financial services using the latest in digital technology.
- **International retail banking**, financial services and insurance, with a presence in emerging markets and leading specialised business services.
- **Corporate and investment banking**, private banking, asset management, and securities services, provided with recognised expertise, key international positioning, and integrated solutions.

Societe Generale is included in the main socially responsible investment indices: FTSE4Good (Global and Europe), Euronext Vigeo (Global, Europe, Eurozone, and France), Ethibel's ESI Excellence (Europe) index, and four of the STOXX ESG Leaders indexes.

For more information, you can follow us on twitter [@societegenerale](https://twitter.com/societegenerale), or visit our website, www.societegenerale.com

Societe Generale's Retail Banking in France

To offer solutions tailored to the needs of its 8 million individual customers, and the nearly 475,000 professional customers, associations, and businesses who rely on it, the Societe Generale network uses its three major strengths to advantage:

- more than 28,000 employees and 2,221 branches, located mainly in urban areas where a large part of France's wealth is concentrated;
- a comprehensive and diversified range of products and services, from savings plans to asset management, and including business financing and payment solutions; and
- a comprehensive and innovative multichannel distribution system that includes the Internet, mobile, telephone, and direct branch banking.

For its outstanding customer focus, Societe Generale received Viseo Conseil's "Best Customer Service" award for 2015. The Group offers products and services designed to meet the new requirements of its customers, and has made innovation a key focus of its growth. Its network includes approximately 3.6 million mobile customers and over 62 million connections to digital services per month. It has also opened the first banking relations account on Twitter that guarantees customers a response in less than 30 minutes.

www.societegenerale.com



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