Paris, 25 February 2016, 6:00 p.m.

2015 annual consolidated financial statements

POSITIVE RESULTS FROM PORTFOLIO REFOCUSING
CLEAR IMPROVEMENT IN RESULTS EXCLUDING BANIMMO

NET OPERATING PROFIT RISES SHARPLY TO €23.2M

NET PROFIT AT BREAK-EVEN

- (+) Significant increase in fair value, up €3.8m
- (+) Cost of debt down to 2.5%
- (+) €2.2m drop in corporate expenses
- (-) 10.7% drop in gross rental income
- (-) Highly negative contribution from Banimmo (-€16.5m)

EPRA EARNINGS DOWN TO €13.3M

CLEAR IMPROVEMENT IN LTV RATIO AT 46.6% (-2.7 POINTS)

CHANGE IN PORTFOLIO

- €39.0m acquisitions and works
- €94.7m disposals

EPRA NAV PER SHARE: €21.6

DIVIDEND OF €1.0 PER SHARE(*)

(*) Will be submitted to the vote at the General Shareholders' Meeting of 28 April 2016

The Board of Directors of Affine, meeting on 24 February 2016, approved the individual and consolidated financial statements for the period ending 31 December 2015. The financial statements are currently under audit review.

1) EARNINGS

Consolidated net profit was €0.4m in 2015, compared with a loss of €11.0m in 2014.

This clear improvement is due to:

- a 10.7% drop in gross rental income, and tenant departures from the Tremblay-en-France and Mer sites. As service charges last year included a time lag in rebilling, net rents dropped by 12.1%, Adjusted for this factor, they would have been down by 9.0%.
- a marked contraction of corporate expenses (-21.7%), due to the disposal of Concerto European Developer and the continuing reduction in operating costs.
- a significant reduction in financial costs (-16.6%), connected with the company’s debt reduction policy.
- clear improvement in fair value changes: +€2.1m versus -€2.3m for financial instruments; +€3.8m versus -€25.3m for properties; €7.2m capital loss on the disposal of logistics assets, their value having been adjusted in the H1 financial statements.
- highly negative contribution of Banimmo (49.5% owned by Affine), which fell from -€4.6m to -€16.5%, resulting from a strong €21m impairment of its loans against Urbanove (of which it owns 44%). Banimmo's current profit fell from €3.2m to -€3.9m, due to exceptional losses recorded on two properties (North Plaza and Colombes). (For more details see the Banimmo press release.)

EPRA earnings, which measure the recurring consolidated earnings (Group share) of Affine, excluding Banimmo slipped from €18.3m to €17.4m.

Including Banimmo, EPRA earnings were €13.3m versus €16.5m in 2014.

Funds from operation dipped slightly from €22.8m to €21.9m. In contrast, WCR showed sharp improvement (-€3.2m vs -€13.2m) mainly due to the payment in 2014 of the VAT on an acquisition in 2013 and the disposal of Concerto European Developer at the end of 2014; operating cash flow rose from €19.9m to €26.3m.

The Board of Directors decided to recommend that the General Shareholders' Meeting fix the amount of the dividend per share payable for the financial year at €1.0.

2) Activity

The EPRA occupancy rate fell to 85.8% versus 90.2% at the end of 2014, mainly due to, as announced last autumn, the disposal of the logistics portfolio consisting of wholly-leased assets, and the departure of a tenant from the Tremblay-en-France site at the beginning of the year.

Over the year, Affine signed 48 new leases concerning a total surface area of 21,400 sqm and total annual rents of €3.2m. In addition, 27 tenants cancelled their leases or vacated their premises, representing a total surface area of 24,200 sqm and annual rent of €3.1m. Lastly, 23 tenants renegotiated their rents amounting to €3.2m, as the company prioritised the extension of the fixed term of the leases (full-year impact -€0.4m).

Over the period, the portfolio turnover policy allowed renewal of the portfolio's composition, refocusing it on offices and retail premises.

- Total investment of €39.0m was made through acquisitions and works to enhance the quality of investment properties. Of that total, €27.2m was used to acquire three new properties in Toulouse, Clichy and Chaville.
- Additionally, €94.7m was gained from the disposal of mature or very small assets outside target areas or dedicated to logistics (€67.2m in 2015).

3) Net Asset Value

At the end of 2015, the fair value of investment properties was €514m (excluding transfer taxes), up 0.7% on a like-for-like basis compared with the end of 2014.

By reincorporating Banimmo properties into the scope of consolidation, the fair value (including transfer taxes) of the Group's total portfolio amounted to €897m.

EPRA Net Asset Value (excluding transfer taxes), after deducting quasi-equity (PSL: perpetual subordinated loan notes) and after adjustments to the fair value of derivatives and deferred taxes, was down 6.0% to €221.7m due to the distributions in 2015 (dividends and payment of the BRS-bonds redeemable in shares and PSL). NAV per share (excluding treasury shares and after dilution due to BRS) slipped from €23.0 (at the end of 2014) to €21.6.

Lastly, EPRA triple net NAV (excluding transfer taxes), including the fair value of hedging instruments, deferred tax and the difference between accounting values and the discounted value of the debt (excluding Banimmo), amounted to €24.4 per share versus €25.4 at the end of 2014.

4) Financing

During the period, €43.4m in new loans were set up and the company paid off a total of €101.8m.

At 31 December 2015, financial debt, net of cash, fell sharply to €284m (-17.6%). The LTV ratio (net bank debt/market value of buildings including transfer taxes, plus property inventories, plus net position of associates) was 46.6% versus 49.3% at the end of 2014.

The average cost of debt fell to 2.5% hedge included (1.6% hedge excluded), compared with 3.0% in 2014. The average term of debt was 5.3 years and there are no significant debts maturing within the next few years

5) Outlook

Four priorities have been set for 2016:

- ensure that Banimmo regains the means to achieve balanced growth through the success of projected sales, and by tapping the potential of the properties that it holds in Belgium, and strengthening through partnerships its intervention capacity in the retail sector in France;
- continue its portfolio renewal strategy by investing in new or renovated properties (such as the delivery this January of a renovated building in Lyon Part-Dieu and the signing of the acquisition of an off-plan office building in Euronantes), combined with the continuing gradual disposal of properties outside target areas or dedicated to logistics;
- regain the rent volumes of previous years by investing in high-yield assets and sharper focus on improving occupancy rates;
- incorporate technological developments into the property sector (rental services, new ways of using workspace, etc.).

These developments should enable Affine to maintain its dividend distribution policy.

6) Calendar

- 20 April 2016: First-quarter revenues
- 28 April 2016: Annual General Meeting
- 6 May 2016: Dividend payment (€1.0*)
- 28 July 2016: 2016 half-year revenues and earnings
- 19 October 2016: Third quarter revenues

Consolidated earnings

(€m) (1)	2013	2014	2015
Gross rental income	40.2	43.7	39.0
Net rental income	**34.8**	**39.2**	**34.4**
Other income	1.9	1.3	1.2
Corporate expenses	(10.0)	(10.1)	(7.9)
Current EBITDA (2)	**26.7**	**30.3**	**27.7**
Current operating profit	**26.5**	**30.2**	**27.1**
Other income and expenses	(2.7)	0.5	(0.4)
Net profit or loss on disposals	(0.1)	3.4	(7.2)
Operating profit (before value adjustments)	**23.7**	**34.1**	**19.5**
Net balance of value adjustments	(18.4)	(25.3)	3.8
Net operating profit	**5.4**	**8.9**	**23.2**
Net financial cost	(11.5)	(10.9)	(9.1)
Fair value adjustments of financial instr.	4.0	(2.3)	2.1
Taxes	(1.4)	(1.1)	0.5
Associates	(0.1)	(0.2)	(0.5)
Miscellaneous(3)	(5.3)	(5.3)	(15.7)
Net profit	**(8.8)**	**(11.0)**	**0.4**
Net profit – Group share	**(8.8)**	**(11.0)**	**0.4**
Net profit – Group share (excluding Banimmo)	**(2.1)**	**(6.4)**	**16.9**

(1) Based on IFRS standards and EPRA recommendations.
(2) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. In 2013, 2014 and 2015, this amount does not include the impairment of buildings in inventory of the property development business of €1.2m, €1.0m and -€0.1 respectively, which is recognised under other income and expenses.
(3) Net profit from activities that have been discontinued or are being sold, other financial income and expenses.

EPRA earnings (indirect method)

(€m)	2013	2014	2015
Net profit – Group share	**(8.8)**	**(11.0)**	**0.4**
Value adjustments for investment and development properties	21.7	24.3	(3.8)
Net profit or loss on disposals	0.1	(3.2)	7.2
Goodwill adjustment	-	-	-
Fair value adjustment of hedging instruments	(4.0)	2.3	(2.1)
Non-current tax, deferred and exit tax	0.9	0.6	0.1
Adjustments for associates	7.2	3.4	11.4
Minority interests in respect of the above	-	-	-
EPRA earnings (4)	**17.0**	**16.5**	**13.3**
EPRA earnings (4) (excluding Banimmo)	**17.0**	**18.3**	**17.4**

(4) EPRA is a trade association of European real estate companies listed on the stock market. In December 2014, this association updated a guide on performance measurement. Additional guidance was released in January 2014. As detailed in the EPRA adjustments note, EPRA earnings essentially exclude the effects of fair value changes and gains or losses on sales.

EPRA EARNINGS (CURRENT/NON-CURRENT PRESENTATION - DIRECT METHOD) (1)

(€m)	2013	2014	2015
Gross rental income	40.2	43.7	39.0
Net rental income	**34.8**	**39.2**	**34.4**
Other income	1.9	1.3	1.2
Corporate expenses	(10.0)	(10.1)	(7.9)
Current EBITDA	**26.7**	**30.3**	**27.7**
Current operating profit	**26.5**	**30.2**	**27.1**
Other income and expenses	0.7	(0.5)	(0.4)
Net financial cost	(11.5)	(10.9)	(9.1)
Taxes (current)	(0.5)	(0.5)	0.5
Miscellaneous (current)(3)	(0.1)	0.1	(0.5)
Associates (current)	1.9	(1.9)	(4.3)
Net current profit	**17.0**	**16.5**	**13.3**
EPRA earnings (Net current profit – group share)	**17.0**	**16.5**	**13.3**
EPRA earnings (excluding Banimmo)	**17.0(5)**	**18.3(5)**	**17.4**
Other income and expenses (non-current)	(3.3)	1.0	0.1
Net profit or loss on disposals	(0.1)	3.4	(7.2)
Net balance of value adjustments	(18.4)	(25.3)	3.8
Fair value adjustments of hedging instr.	4.0	(2.3)	2.1
Taxes (non-current)	(0.9)	(0.6)	(0.1)
Miscellaneous (non-current)(3)	(0.0)	(0.2)	(0.0)
Associates (non-current)	(7.2)	(3.4)	(11.4)
Net non-current profit	**(25.8)**	**(27.4)**	**(12.8)**
Net non-current profit – group share	**(25.8)**	**(27.4)**	**(12.8)**
Net non-current profit – Group share (excluding Banimmo)	**(19.1)**	**(24.7)**	**(0.5)**
Net profit	**(8.8)**	**(11.0)**	**0.4**
Net profit– group share	**(8.8)**	**(11.0)**	**0.4**

(5) pro forma

ABOUT AFFINE GROUP

Affine is a real estate company specialised in commercial property. At the end of 2015, it directly owned 47 buildings with a total value of €514m, excluding transfer taxes, for a total floor area of 372,800 sqm. The firm owns office properties (62%), retail properties (24%) and warehouses and industrial premises (14%). 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 2015, Banimmo had total assets of 18 office and commercial buildings, with a value of €350m (transfer taxes included).

Total Group assets are €897m (including transfer taxes).

In 2003, Affine opted for French real estate investment trust (SIIC) status. The Affine share is listed on NYSE Euronext Paris (ticker: IML FP/BTTP.PA; ISIN code: 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

CONTACT

INVESTOR RELATIONS
Frank Lutz
+33 (0)1 44 90 43 53 – frank.lutz@affine.fr

PRESS RELATIONS
RPpublics – Alexandra Richert
+33 (0)1 45 23 55 19 – alexandra.richert@rppublics.com

Appendice to the press release 2015

2015 IN BRIEF

STRATEGY

PROPERTY

ACTIVITY FOR THE PERIOD

FINANCIAL SUMMARY

The financial statements are currently under audit review.

Key figures

Consolidated statements (€m)	2013	2014	2015
Gross rental income	40.2	43.7	39.0
Current operating profit(1)	26.5	30.2	27.1
EPRA earnings	17.0	16.5	17.4
EPRA earnings (excl. Banimmo)	17.0	18.3	13.3
Net profit – group share	(8.8)	(11.0)	0.4
Funds from operation	17.9	22.8	21.9
Investments (acquisition and works)(2)	27.0	21.8	42.9
FV of investment properties (incl. TT)(3)	626.8	610.1	547.0
FV of investment properties (excl. TT)(3)	593.8	575.1	514.4
EPRA net asset value (excl. TT)(4)	256.0	236.0	221.7
EPRA NNNAV (excl. TT)(4)	289.5	261.1	250.0
Net financial debt	347.0	345.0	284.4
LTV (%)	46.8	49.3	46.6
Average cost of debt (%)(5)	3.4	3.0	2.5
EPRA occupancy rate (%)	90.9	90.2	85.8
Figures per share (€)	**2013**	**2014**	**2015**
Net profit(6)	(1.08)	(1.29)	(0.18)
EPRA earnings	1.44	1.38	1.57
EPRA earnings (excl. Banimmo)	1.44	1.56	1.15
Dividend	0.90	1.00	1.00
EPRA net asset value excl TT(4)	24.97	22.99	21.60
EPRA NNNAV excl TT(4)	28.23	25.44	24.35
Share price (end of the year)	13.94	15.17	16.35

NB: The Banimmo sub-group is consolidated under the equity method. Banimmo's accounts are currently under audit review.
(1) In 2013, 2014 and 2015, this amount does not include the depreciation of buildings in inventory of the property development business of €1.2m, -€1.0m and -€0.1m respectively, which is recognised under other income and expenses.
(2) At historic cost, with full ownership or under a finance lease agreement.
(3) Fair value of investment properties, including property held for sale, including or excluding transfer taxes. The transfer tax rate used for buildings is 1.8%, 6.2% or 6.9% depending on their status.
(4) Including BRS (bonds redeemable in shares) and after deducting Perpetual Subordinated Loan notes (PSL).
(5) Including hedging costs.
(6) After dilution due to BRS and taking into account the interest on the PSL.

Key events

January

Signed a 12-year fixed lease on a 2,750 sqm office building in Lyon (69).

Banimmo obtained the planning permission for the first phase of the construction of an outlet centre in Ghent (Belgium).

February

Private placement of bonds by Banimmo for a total amount of €44m with a five-year term.

March

Signature by Concerto Buchères 3 (40% owned by Affine) of a lease with Petit Bateau for a 43,500 sqm logistics platform at Buchères near Troyes (10).

April

Disposal of 3,828 sqm of industrial premises in Palaiseau (91).

Disposal by Banimmo of 7,300 sqm of offices under construction for Deloitte in Ghent (Belgium).

June

Disposal of 3,472 sqm of offices in Lyon (69).

Completion of 2,862 sqm of offices acquired in Toulouse (31).

Kaufman & Broad enters the capital of Urbismart to support the development of the company specialised in urban logistics, and founded in 2014 by Affine.

Disposal by Concerto Buchères 3 (40% owned by Affine) of a forward sale for a 43,500 sqm logistics platform at Buchères near Troyes (10).

July

Signature of the off-plan purchase of 1,555 sqm of offices in Clichy- la-Garenne (92).

Disposal of 1,702 sqm of offices in Bron (69).

Disposal by Banimmo of 3,700 sqm of offices in Brussels.

September

Disposal of 24,526 sqm of logistics platform close to Troyes (10).

October

Disposal of the remaining surface area, i.e. 1,679 sqm of the building located in rue Réaumur in Paris (75).

Disposal of 920 sqm of retail premises in Saint-Cloud (92).

Disposal of a 18,774 sqm logistics platform close to Troyes (10).

Disposal of a logistics portfolio of 116,000 sqm composed of five logistics platforms located in Bussy-Lettrée (51), Maurepas (78), Saint-Etienne Molina (42), Saint-Cyr-en-Val (45) and Saint-Germain-Lès-Arpajon (91).

Disposal by Banimmo of 14,250 sqm of offices in Colombes (92).

November

Disposal of 3,213 sqm of industrial premises in Cergy-Pontoise (95).

December

Acquisition of 10,850 sqm of offices in Chaville (92).

Disposal by Banimmo of its stake in the Charleroi Tirou project.

January

Completion of 5,915 sqm of refurbished offices in Lyon (69).

Signature of the off-plan purchase of 3,844 sqm of offices in Nantes (44).

Strategy focused on 4 areas

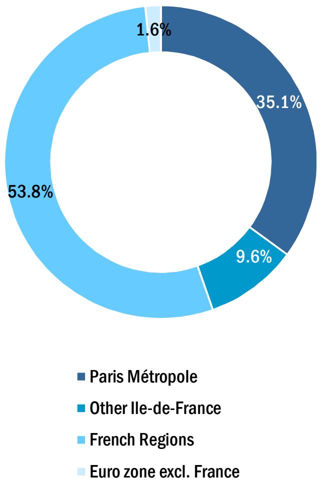
It is defined as:

- a sustained effort aimed at upgrading the properties directly owned by Affine: improving their quality in terms of sustainable development, paying attention to the comfort of its tenants – thereby generating improved rent stability and occupancy levels, and optimising management through an efficient information system;
- investments focusing on new or recent, certified green buildings which are medium-sized compared to their market (for example, €10m to €20m for offices), or ensuring high rental income while also containing a potential for value creation due to their location or their rental situation;
- balanced development between the Paris region, representing about half of the properties, and major regional target cities benefitting from good national and international transport services (TGV high speed train or aeroplane) and a strong demographic and economic momentum: Bordeaux, Nantes, Lille, Lyon, Marseille, Toulouse;
- Its Banimmo subsidiary continues its repositioning on more buoyant segments in the Belgian market and the development of its shopping centres in France.

Breakdown

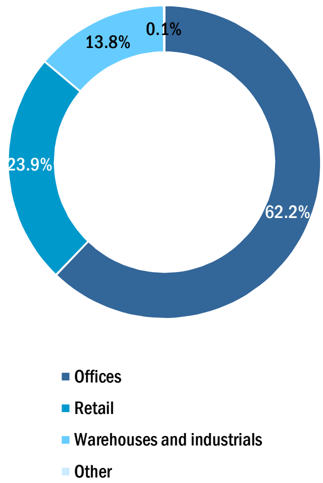
Affine owns 47 properties with a total value of €547m including transfer taxes, with a total surface area of 372,800 sqm.

Breakdown of value by region



Paris Métropole: Paris + Hauts-de-Seine + Val d'Oise + Val-de-Marne

Breakdown of value by type



Offices

The Office property portfolio is valued at €340m including transfer taxes. In particular, it contains assets such as the 7,800 sqm Traversière tower in Paris, close to Gare de Lyon and occupied by SNCF (the French national railway company), the Lille Europe tower (19,000 sqm) over the Euralille train station, the Tangram building in Lyon Part-Dieu (5,900 sqm) and the Les Amarantes buildings in Toulouse (5,800 sqm).

Retail

Commercial properties consist chiefly of city-centre retail real estate such as Les Jardins des Quais in Bordeaux (25,000 sqm) and Les 7 Collines shopping centre in Nîmes (14,000 sqm) giving a total of 65,000 sqm. The fair value of this sector is €131m including transfer taxes.

Warehouses and Industrials

A large proportion of the Affine logistics properties was sold in 2015. These properties represent a total surface area of 157,000 sqm and are appraised at about €76m including transfer taxes.

Fair value

Fair value of directly owned properties

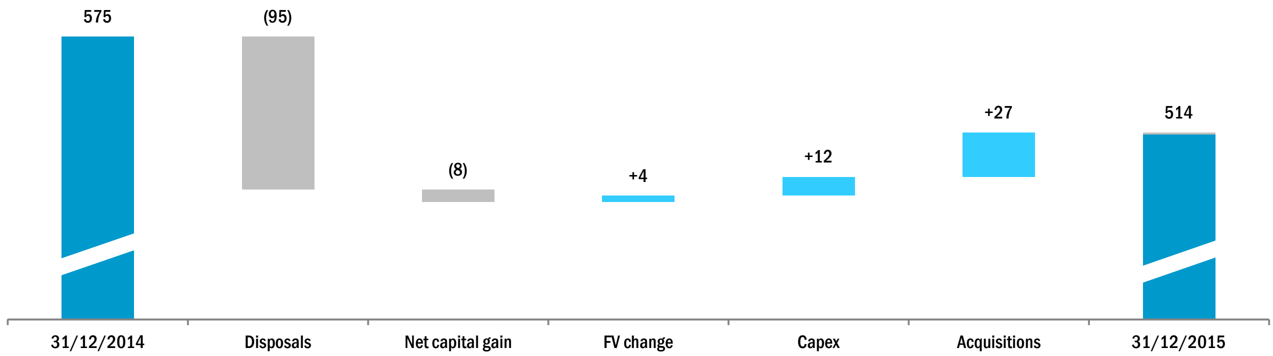
The fair value (including transfer taxes) of the 47 properties stood on 31 December 2015 at €547m compared with €610m at the end of 2014.

Excluding transfer taxes, the value of the properties went from €575m at the end of 2014 to €514m at the end of 2015. This change resulted from:

- disposals totalling €94.7m, with a net capital loss of €7.5m coming from the logistics platforms, the fair value of which was adjusted during the first half;

- a €3.8m increase in fair value of buildings in the portfolio on a like-for-like basis at the end of the period;
- €11.8m of investments for improvement of existing properties;
- €27.2m of acquisitions.

Change in the value of buildings, excluding transfer taxes (€m)



The €3.8m gain on a like-for-like basis in the portfolio's fair value (that is 0.7%) is the result of:

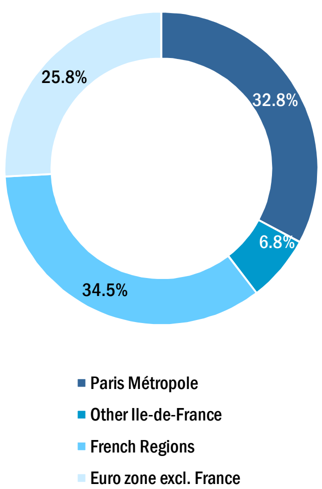
- a 2.0% decrease due to the fall in market rents (ERV).
- a 6.7% increase due to lower yield rates used by appraisers,
- a residual 3.9% decrease (works to be carried out, reversion, etc.).

The average yield resulting from appraisals is 6.8%. A downward or upward change of 25 basis points in this rate would lead to an increase or a decrease respectively of the portfolio's value of €18.8m.

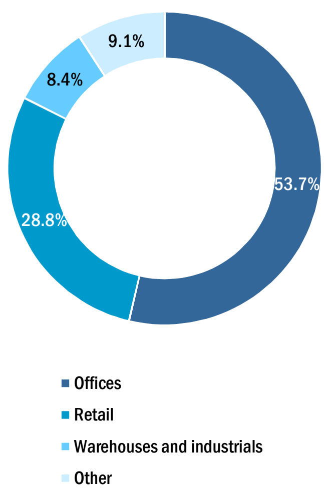
Fair value of total property

By including the buildings owned by Banimmo, the fair value (including transfer taxes) of total property stood at the end of 2015 at €897m compared with €945m at the end of 2014.

Breakdown of value by region



Breakdown of value by type



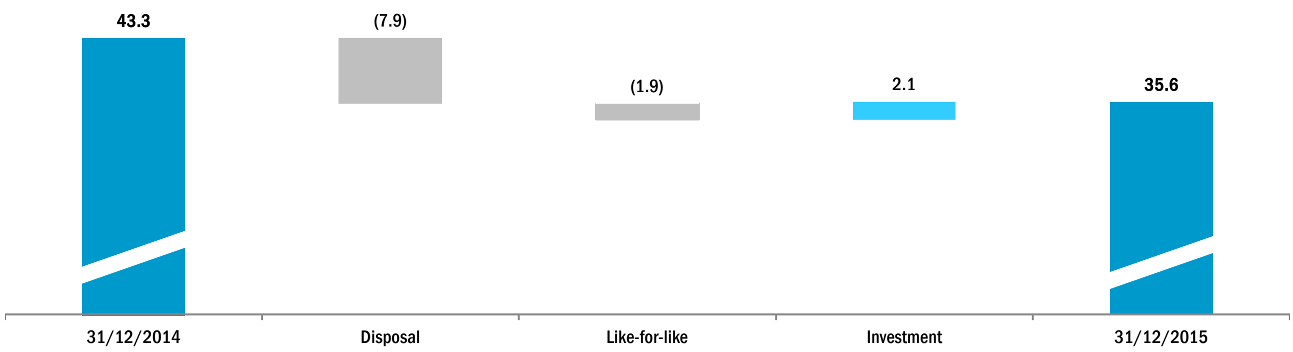
Affine

Headline rents

Rents from leases in effect at 31 December 2015 accounted for €35.6m on an annual basis, a decrease of 5.4% on a like-for-like basis compared with 31 December 2014, resulting mainly from the departure of a tenant on the site of Tremblay-en-France.

After taking into account acquisitions and disposals, and particularly the renting of part of the Tangram building under refurbishment in Lyon, headline rent went down 17.8%. 15.5% of which can be explained by the disposal of the logstics platforms.

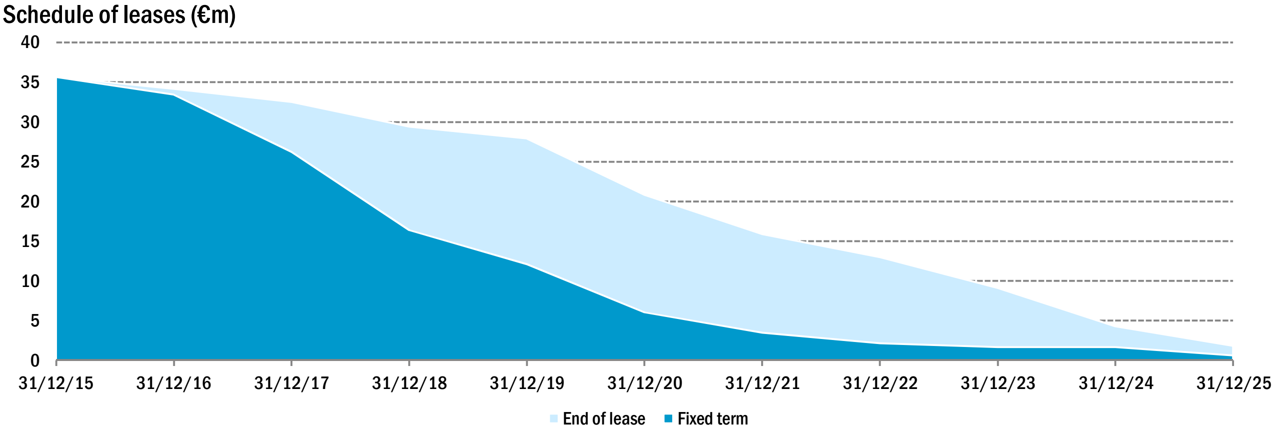
Change in headline rents (€m)



Over the year, Affine signed 48 new leases concerning a total surface area of 21,400 sqm and total annual rents of €3.2m. Furthermore, 27 tenants cancelled their leases or quit their premises, representing in total a surface area of 24,200 sqm and annual rents of €3.1m (of which €1.3m for Tremblay-en-France). Finally, 23 leases representing a total amount of €3.2m were renegotiated and for which priority has been given to extending the minimum period of the leases (impact on an annual basis: -€0.4m).

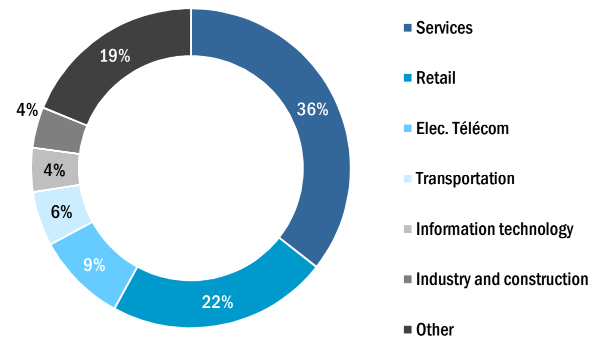
The average term of leases and their fixed term are 5.5 and 3.0 years respectively (compared to 5.1 and 2.8 years in 2014).

Schedule of leases (€m)

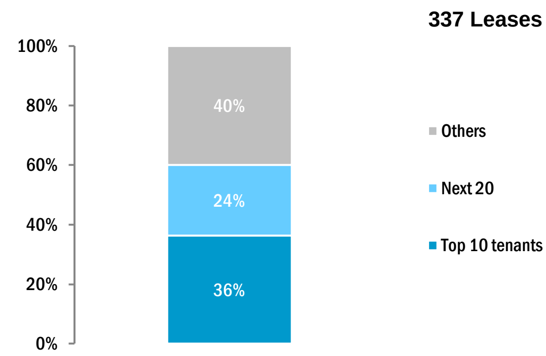


Among the top thirty tenants, who account for 60% of total rents, none should exceed 10%, thus avoiding any concentration of risk on rental income. Owing to the sales carried out this year, the first tenant by size, SNCF (French national railroad), exceeded this threshold and shall be diluted with the next forthcoming acquisitions. The other largest tenants are: TDF, the Corbeil-Essonnes municipal authority, and the French army.

By business sector of rents



Lease breakdown



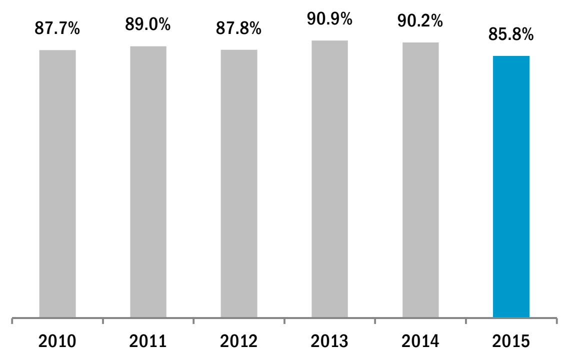
Occupancy rate

As many buildings are occupied by multiple tenants, the mid-term target occupancy rate ranges between 93% and 95%. Taking into account the capital recycling acceleration of those last few years, aiming at rejuvenating and streamlining the portfolio, this target rate is brought back close to 90% in the short run. This change is the result of the strategy to sell off mature buildings, often completely let and located outside the target areas, and invest in new buildings which are in the process of being marketed or show potential for value creation due to their rental situation, i.e. an occupancy rate temporarily below the target rate.

At 31 December 2015, Affine's EPRA (financial) occupancy rate (excluding three buildings currently under refurbishment: in Gennevilliers, in Lyon and Troyes) fell to 85.8%, compared with 90.2% at the end of 2014. This is the result of the disposal of seven logistics platforms, 100% leased, realised in the second half and the departure of one tenant from the Tremblay-en-France site.

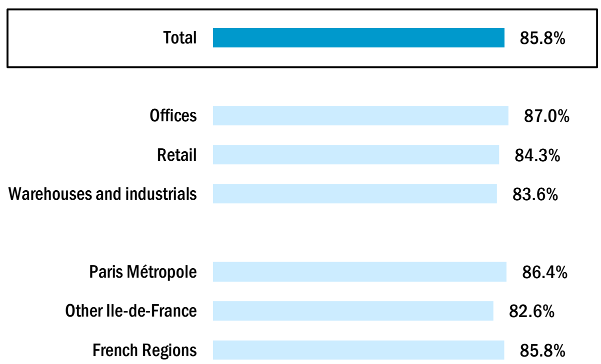
54% of the Company's financial vacancy is concentrated in four properties: offices in Trappes, warehouses in Tremblay-en-France and Mer, and a shopping centre in Nimes.

EPRA Occupancy rate*



* Financial occupancy rate excluding buildings being refurbished.

Occupancy rate by type and regions



Investments & Disposals

Refurbishment

The renovation of the Tangram, a close to 6,000 sqm office building located at boulevard des Tchécoslovaques in Lyon in the Part-Dieu area, was completed in mid-January 2016. In this context, the company obtained the DEFFIBAT grant issued by the ADEME energy and environment agency. The purpose of this plan is to bring out the best initiatives in the Rhône-Alpes region both in terms of low energy consumption and in terms of environmental and health issues (quality of life and use, water, waste, etc.). The company is aiming for a BBC Renovation Effinergie endorsement. Half of the building has already been let to ISCOM, an educational institution, since the beginning of this year, with the rest under marketing.

Furthermore, the commercial centre in Nevers city centre, renamed Carré Colbert, went through significant refurbishment to relaunch its marketing, marked with the arrival of three new major brands (la Fnac, DDP and French ADN). 87% of the mall is therefore let.

Finally, Affine is carrying out important works on the air conditioning and renovation of the common area on an office building of more than 20,000 sqm located in EuraLille.

Acquisitions

Toulouse

After signing the contract in November 2014, Affine took delivery in June of a roughly 2,900 sqm office building in Toulouse, from GA, for the sum of €7.5m (including transfer taxes).

This building comprises four levels (basement to ground floor + 2) with 19 outdoor parking spaces and 73 parking spaces in the basement.

The building is 81% leased by Dalkia, a leading provider of energy services in France, representing some 100 employees.

This 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, located in the heart of the new Borderouge district, close to the future Les Maourines shopping centre. As a reminder, Affine already acquired in 2014 the first office building, 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, eight bus services covering a large part of the city, one intermodal station and three bicycle hubs.

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

Clichy-La-Garenne

Affine completed the off-plan acquisition of a 1,535 sqm office building in Clichy-la-Garenne from the property developer Préférence Home for the sum of €8m (including transfer taxes).

The building is situated at the "Entrée en ville" ("town entrance") ZAC (integrated development zone) at the exit of the Paris ring road and is part of the Clichy-Batignolles district, a new major hub to the north west of Paris around the new courthouse and the regional headquarters of the “Police Judiciaire” (criminal investigation department).

The "Entrée en ville" ZAC is a natural extension of the area under development between Paris and Clichy and asserts itself as the new business district for the neighbourhood, given the strong demand for rental property there. Big groups such as L'Oréal, Danone, Amazon, Holiday Inn, Nokia, SNCF and Piaggio have already set up in the area. This project is expected to create 54,000 sqm of housing and 82,000 sqm of offices, which complement the Parisian part of the area. The site is very well served by public transport: the Porte de Clichy station is on the RER C line and metro lines 13 and 14 and the mainline train station, Clichy-Levallois, is nearby. The ring road and the A1, A13 and A14 motorways are also immediately accessible.

This 7-storey building (-1 to +5), which will be the recipient of a BREEAM label, will be characterised by a “green” façade, made of planter boxes around the perimeter of each storey and a rooftop terrace. The building will be delivered in the second quarter of 2016 and is already completely let.

Nantes

More recently, Affine signed an off-plan acquisition for a 3,844 sqm office building from the consortium Sogeprom-ADI close to the Euronantes Railway station district of Nantes for €9.8m (including transfer taxes). To seize this opportunity, Affine partnered with the consortium to win the call for bids 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.

This eight-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.

These three transactions are 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 Nantes, is one of the ways to acquire quality new properties with a good potential yield rate.

Chaville

In another approach, Affine acquired a 10,850 sqm office complex in Chaville, in the inner Parisian suburbs, for €14.7m (including transfer taxes). This operation is an investment opportunity to secure rents over the coming years, to offset the time needed to start earning rental income from the various off-plan acquisitions.

This complex is located in the avenue Roger Salengro, a major road in the heart of the town close to the N10 and the A86 motorway. This predominantly mixed residential and business area has a good transport network, with the RER C and the SNCF train lines L and N giving access to the Paris Saint-Lazare and Paris Montparnasse train stations, as well as the 171 bus line.

The property complex, which is used mainly by offices, comprises 5 buildings on 7 or 8 levels linked together and enjoying separate lobbies. The complex also includes 650 sqm of shops on the ground floor, a 460 sqm ICR and 185 parking spaces in the basement. Built in 1990, the complex underwent refurbishment and compliance works in 2013.

The main tenant, Poste Telecom, occupies nearly 40% of the floor space. The 14 tenants also include companies such as Mizuno, Motors TV, Alten and Franprix in retail.

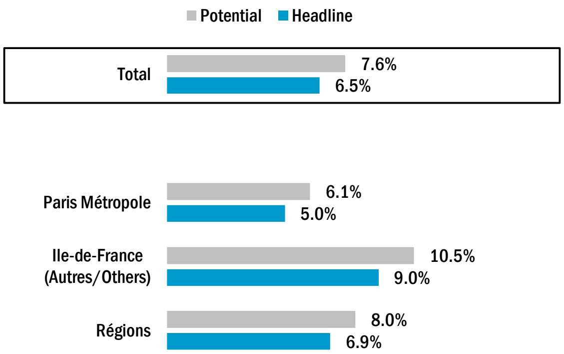
Disposals

As part of its process to streamline its property portfolio, and in addition to the disposal of a large proportion of its logistics portfolio, Affine sold buildings regarded as mature, too low in value or located outside target development areas:

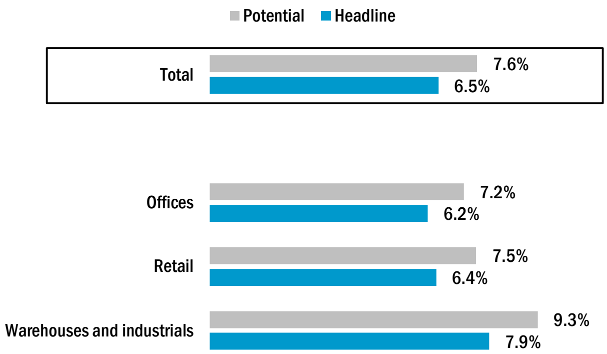
- offices: Affine had to sell to the Grand Lyon as part of its refurbishment programme, an office building of 3,472 sqm; furthermore 1,702 sqm were sold in Bron, completing the withdrawal from this site;
- industrial sites in Palaiseau (3,828 sqm) and in Cergy-Pontoise (3,213 sqm) ;
- logistics platforms: a portfolio of five logistics platforms held in Bussy-Lettrée (19,212 sqm), in Maurepas (8,370 sqm), in Saint-Etienne Molina (33,359 sqm), in Saint-Cyr-en-Val (38,756 sqm), in Saint-Germain-Lès-Arpajon (16,289 sqm) and two new logistics platforms realised by Concerto European Developer (before its disposal) in Buchères close to Troyes (24,526 sqm + 18,774 sqm);
- retail premises in Saint-Cloud (920 sqm);
- and the remaining flats and offices located in rue Réaumur in Paris (1,679 sqm).

Excluding the logtistic portfolio, the fair value of which were already adjusted in the first half, the properties were generally disposed of at prices very close to fair value at the end of 2014.

Rental yield of assets by region



Rental yield of assets by type



Banimmo

At 31 December 2015, Banimmo owned 21 buildings (and five plots of land) with a total surface area of nearly 146,000 sqm. At end December, the occupancy rate was slightly down, fallen from 82.1% at year end 2014 to 78.1% at year end 2015. This vacancy can be partly (4,000 sqm) explained by the St Germain market, which was vacated for reconstruction scheduled to be completed by the second half of 2016, but which has already been entirely let. The rest of the vacancy (14,000 sqm) is from the North Plaza and Diamond buildings in Brussels.

During the financial year, the company successfully completed ongoing development operations for:

- a 6,500 sqm. building in Brussels, leased to March & McLennan, already sold in 2014 to Integrale:
- a 7,300 sqm building in Ghent, leased to Deloitte and sold to Integrale;
- a 7,900 sqm. building in Charleroi, leased to BNPP and for which Banimmo sold its 50% equity interest to its partner IRET;
- the Secrétan market in Paris, reopened in October after extensive renovation and fully let.

Other disposals by Banimmo during the year included two buildings from the portfolio:

- a 3,700 sqm office building in Brussels;
- a 14,250 sqm office building in Colombes (92).

Lastly, Banimmo signed a purchase option for a 5,000 sqm. retail complex in Anglet, in the south-west of France, deliverable in the 2nd quarter of 2016.

Banimmo also holds equity interests in companies which are consolidated under the equity method, such as:

- Grondbank The Loop (25 %): conversion and development in process on the Flanders Expo complex in Ghent, in cooperation with the municipality, and which only marginally contributes to earnings;
- Conferinvest (49 %): operation of the two Dolce conference centres, La Hulpe in Brussels and Chantilly, which contributed €1.3m to earnings;
- Urbanove (44%): shopping centre construction projects in Namur and Verviers.

The administrative review of the Namur 21,000 sqm city-centre project, opposite the train station, continued, after a settlement with municipal authorities removed the obstacle of a rejected project as part of a local consultation, by a narrow majority. Efforts to gain control over the land continued, and the application for a planning permit should be filed shortly. At the same time, negotiations are in process with major international brands.

The Verviers project is currently being negotiated with the municipal and regional authorities in order to proceed to an in-depth revision of the initial project, to adapt it to the city's socio-economic context and the cool welcome from major brands. Whatever the case, it appears that a financial intervention from the Wallonia region will be required to restore the financial viability of the project, and that a large portion of the expenses already incurred, in connection with the acquisition of the land and studies relating to the previous versions of the project, cannot be recovered.

Consequently, while provisions were recognised in 2013 and 2014 to fully cover the Banimmo's capital stake, the company has decided to recognise an additional €21m provision for its subordinated receivable of €45m in Urbanove.

The recurring operating profit from Banimmo fell slightly in 2014 from €10.5m to €7.3m, partly following a decline from €9.0 to €8.1m in rental proceeds. Current profit (-€3.9m versus +€3.2m) was affected by the capital loss recorded on the disposal of the Colombes building, the absence of dividends from Montéa, the equity interest disposal in 2014, and the increase in financial costs linked to the higher financial debt, which rose from €199m at year end 2014 to €247m at year end 2015. In particular, Banimmo raised €44m from the private placement of bonds with a five-year term, at a rate of 4.25%.

Given the fair value changes to buildings and financial instruments, a €4m provision that has been recognised for the North Plaza building and another provision for the Urbanove receivable specified above, the initial loss amounted to €33.3m versus a loss of €9.3m in 2014.

At year end 2015, Banimmo's net asset value amounted to €127.0m, i.e. €11.2 per share, compared to a year end value of €7.07 per share.

Banimmo, in which Affine holds 49.5%, is consolidated under the equity method.

As Banimmo is listed on NYSE Euronext Brussels, all details are available on the www.banimmo.be website.

Consolidated earnings

Consolidated earnings (€m)[1]	2013	2014	2015
Gross rental income	40.2	43.7	39.0
Net rental income	**34.8**	**39.2**	**34.4**
Other income	1.9	1.3	1.2
Corporate expenses	(10.0)	(10.1)	(7.9)
Current EBITDA[2]	**26.7**	**30.3**	**27.7**
Current operating profit	**26.5**	**30.2**	**27.1**
Other income and expenses	(2.7)	0.5	(0.4)
Net profit or loss on disposal	(0.1)	3.4	(7.2)
Operating profit (before value adj.)	**23.7**	**34.1**	**19.5**
Net balance of value adjustments	(18.4)	(25.3)	3.8
Net operating profit	**5.4**	**8.9**	**23.2**
Net financial cost	(11.5)	(10.9)	(9.1)
Fair value adjustments of financial instr.	4.0	(2.3)	2.1
Taxes	(1.4)	(1.1)	0.5
Miscellaneous[3]	(0.1)	(0.2)	(0.5)
Associates	(5.3)	(5.3)	(15.7)
Net profit	**(8.8)**	**(11.0)**	**0.4**
Net profit – group share	**(8.8)**	**(11.0)**	**0.4**
Net profit – group share (excl. Banimmo)	**(8.8)**	**(11.0)**	**16.9**

EPRA adjustments	25.8	27.4	12.8
EPRA earnings[4]	**17.0**	**16.5**	**13.3**
EPRA earnings (excl. Banimmo)	**17.0[5]**	**18.3[5]**	**17.4[5]**

NB: The Banimmo sub-group is consolidated under the equity method. Banimmo's financial statements are currently under audit review.
(1) Based on IFRS standards and EPRA recommendations.
(2) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. In 2013, 2014 and 2015, this amount does not include the depreciation of buildings in inventory of the property development business of €1.2m, -€1.0m and -€0.1m respectively, which is recognised under other income and expenses.
(3) Net profit from activities that have been discontinued or are being sold, other financial income and expenses.
(4) The European Public Real Estate Association (EPRA) updated its Best Practice Recommendations in December 2014 which give guidelines for performance measures. As detailed in the EPRA adjustments note, EPRA earnings essentially excludes the effects of fair value changes and gains or losses on sales.
(5) proforma.

Rents were down 10.7% (like-for-like down 6.0%), mainly owing to the disposals and the departures recorded at the beginning of this year on the Tremblay-en-France site and in Q3 2014 on the Mer site. Since service charges last year included a shift in the rebilling, net rents decreased by 12.1%. Adjusted for this element, net rents would have been down by 9.0%.

Consequently, current operating profit decreased from €30.2m to €27.1m (-10.3%), in spite of the decrease in corporate expenses (-€2.2m) resulting principally from the disposal of Concerto European Developer, and the continuation of efforts to reduce corporate expenses.

The capital loss of €7.2m, coming mainly from the disposal of the logistics platforms (the fair value of which were adjusted during the first half), and a €3.8m increase in fair value of the buildings (vs -€25.3m in 2014), led to a sharp increase in net operating profit of 162.5% to €23.2m.

Net financial costs decreased to €9.1m. The fair value of financial instruments went up to €2.1m compared with a €2.3m decrease in 2014.

Associates mainly reflected the situation of the Belgian subsidiary Banimmo which came from -€9.3m to -€33.2m, resulting essentially from a significant depreciation of its loans to the company Urbanove. The negative contribution to Affine results amounted to -€15.7m versus -€5.3m in 2014.

Consequently, Affine posted a net profit excluding Banimmo of €16.9m and a net consolidated profit of €0.4m compared to a loss of €11.0m last year.

Adjusted for exceptional items such as changes in fair value and gains or losses on disposals, EPRA earnings excluding Banimmo amounted to €17.4m (versus €18.3m). After the integration of Banimmo, the EPRA earnings came out at €13.3m compared with €16.5m for 2014.

Consolidated cash flow

Cash Flow (€m)	2013	2014	2015
Funds from operation	**17.9**	**22.8**	**21.9**
Funds from operation excluding cost of debt and taxes	**30.1**	**34.3**	**30.1**
Change in WCR	1.3	(13.2)	(3.2)
Taxes paid	(0.3)	(1.2)	(0.6)
Operating cash flow	**31.1**	**19.9**	**26.3**
Investments	(27.1)	(22.1)	(43.2)
Disposals	8.3	25.2	94.0
Other	(1.2)	0.1	0.0
Investment cash flow	**(20.1)**	**3.2**	**50.8**
New loans	47.6	44.7	43.4
Loan repayments	(41.9)	(60.4)	(101.8)
Interest	(11.5)	(11.2)	(9.3)
Other (including dividend)	(12.8)	(13.9)	(9.1)
Financing cash flow	**(18.6)**	**(40.8)**	**(76.8)**
Change in cash position	**(7.6)**	**(17.7)**	**0.4**
Net cash position	**19.5**	**1.8**	**2.1**

Funds from operation (FFO) decreased to €21.9m (-4.0%) in connection with changes in rental income; excluding financial costs and taxes, FFO settled at €30.1m (-12.3%).

WCR increased sharply (-€3.2m vs. -€13.2m). 2014 registered on one hand the payment of the VAT (€9.0m) collected during the financing of the Jardins des Quais complex acquisition in Bordeaux at the end of 2013 (repayment of the finance lease followed by the signing of a new finance lease), and on the other hand, the disposal of Concerto European Developper reduced the needs for inventories. Operating cash flow was thus €26.3m versus €19.9m for the same period in 2014.

Cash flow for investments went up sharply with an amount of €43.2m compared with €22.1m in 2014. The disposal policy accelerated with €94.0m of sales. Total cash flow from investments came to €50.8m, compared to €3.2m for the same period in 2014.

The net balance of financing operations, including dividends distributed and financial costs, generated negative cash flow of €76.8m, with new borrowings covering 43% of repayments over the period.

The available cash position thus increased by €0.4m over the year to reach €2.1m.

Consolidated balance sheet

Consolidated balance sheet (€m)	2013	2014	2015
ASSETS	**779.4**	**706.3**	**623.6**
Properties (excluding transfer taxes)	593.8	575.1	514.4
of which investment properties	550.4	426.9	456.0
of which property held for sale	43.4	148.2	58.5
Equity holdings	0.3	0.3	0.0
Associates	60.4	54.7	38.8
Cash	39.4	4.3	6.7
Other assets	85.5	72.0	63.6
LIABILITIES	**779.4**	**706.3**	**623.6**
Shareholders' equity (before allocation)	326.2	303.5	291.7
of which BRS	*20.6*	*20.4*	*4.2*
of which PSL	*73.2*	*73.2*	*73.2*
Bank debt	366.5	346.7	286.5
Other liabilities	86.7	56.0	45.4

Net asset value

At 31 December 2015, total shareholders' equity amounted to €291.7m, a decline of €11.8m compared to late 2014, due to the distribution made in 2015 (dividends and payment of BRS and PSL coupons). After deducting quasi-equity (€73.2m in perpetual subordinated loan notes), and adjustments to the fair value of derivatives and deferred taxes, and based on the net book value of companies consolidated under the equity method (mostly Banimmo), the EPRA net asset value excluding transfer taxes was €221.7m (-6.0%). NAV per share was €21.60 (after BRS dilution and excluding treasury shares), down 6.1% compared with 31 December 2014. Including transfer taxes, NAV per share was €24.85.

NAV (€m)	2013	2014	2015
Shareholders' equity (before allocation), Group share	326.2	303.5	291.7
PSL adjustment	(73.2)	(73.2)	(73.2)
IFRS NAV (excl. TT)	253.0	230.3	218.6
EPRA adjustments	3.1	5.6	3.1
EPRA NAV (excl. TT)	**256.0**	**236.0**	**221.7**
EPRA NAV (incl. TT)	290.5	272.5	255.1
Diluted number of shares (excl. Tr. shares)	10,251,873	10,264,583	10,265,026
Diluted EPRA NAV (excl. TT) per share (€)	**24.97**	**22.99**	**21.60**

By taking Banimmo into account based on its NAV (€127.0m or €6.1 per Affine share), Affine's EPRA NAV per share excluding transfer taxes amounted to €24.2.

Lastly, EPRA triple net NAV, including the fair value of hedging instruments, deferred tax and the difference between the accounting and discounted value of the debt, and Banimmo at its net book value, amounted to €24.4 (excl. transfer tax).

Financing

The financing policy based on long-term relationships with its banks and dedicated per-transaction medium-sized financings, secured with mortgages and with medium-term repayment periods, enables Affine to benefit from access to bank financing on competitive terms.

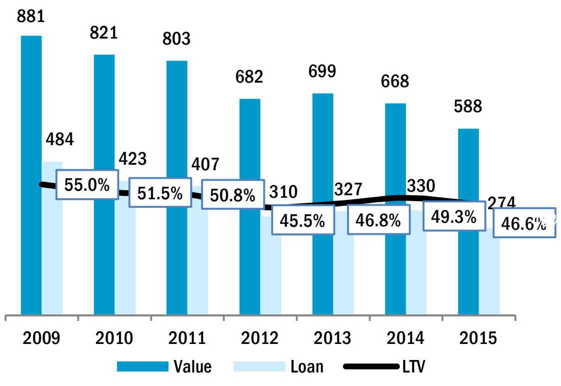
Affine has a resilient risk profile thanks to the large proportion of non-Paris assets in its portfolio, which are more stable and more profitable than its Paris assets, and the diversification of its portfolio.

Affine therefore has good visibility to manage its liabilities by keeping a smooth debt profile, while avoiding in general any financial covenant on the company itself. This allows Affine to optimise the use of its equity by maintaining a LTV close to 50%.

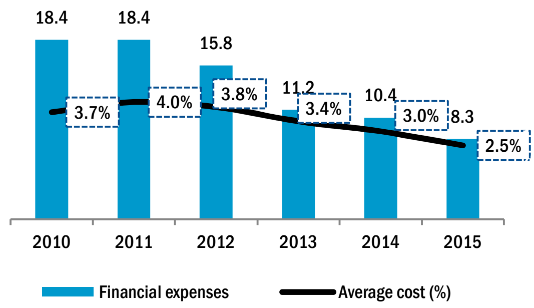
New bank loans taken out in 2015 amounted to €43.4m compared to the €101.8m spent on bank debt amortisation over the period.

In addition, the company secured short-term lines of credit totalling €15m at 31 December 2015.

LTV (Loan-to-Value) (€m)



Cost of debt (€m)



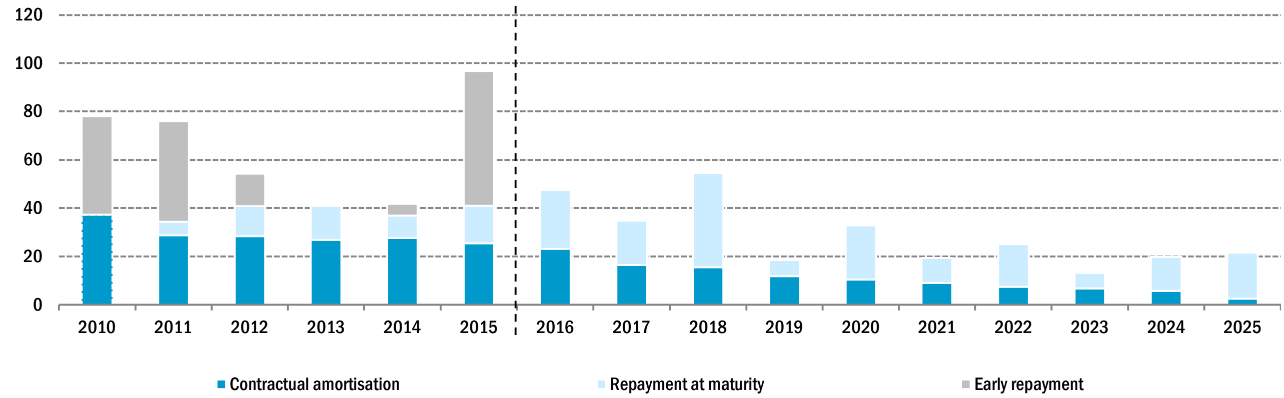
At 31 December 2015, the company's net financial debt (net of cash and cash equivalents) was €284m compared with €345m at year-end 2014. It corresponds to 1.0 times total shareholders' equity.

After deducting the debt allocated to finance lease activities (€10m), net financial debt for investment properties, inventories and the Affine stake in the net value of associates (€36m), totalled €274m, resulting in an LTV ratio of 46.6%, compared with 49.3% at year-end 2014.

The ratio of financial costs to average net financial debt resulted for the first half in an average cost of debt that was stable at 1.6% (with 2.5% including hedging costs as against 3.0% for 2014).

At 31 December 2015, the average maturity of debt was 5.3 years. Debts are amortised at a pace corresponding to the life of the underlying asset, with the balance of the loan repaid at final maturity. The graph below shows that the company has no major maturities occurring over the next few years.

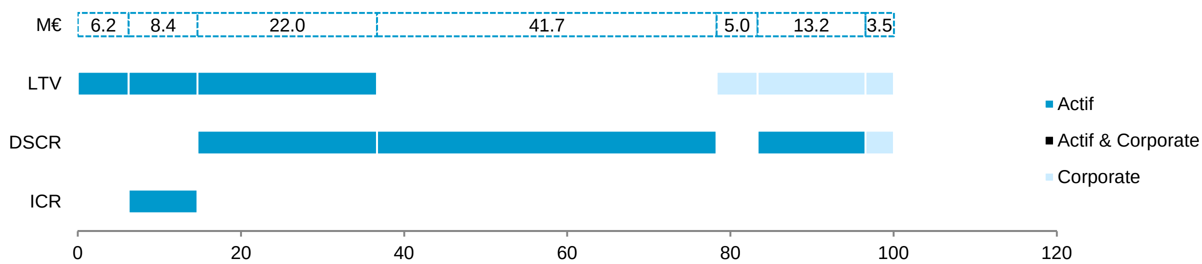
Debt amortisation (€m)



The chart below shows the amounts of debt for Affine which are subject to covenants on the financed asset, and exceptionally on the company (€21.7m).

At 31 December, no compulsory early repayment was required in part or in whole on any credit due to a failure to comply with financial ratios reported on that date.

Breakdown of covenants (€m)



LTV (net debt / property value)

(€000')	2013	2014	2015
Net financial debt[1]	347 022	344 981	284,399
Debt allocated to lease financing	(19 854)	(15 376)	(9,989)
Net debt for investment properties	**327 168**	**329 605**	**274,410**
Value of properties (incl. TT)	626 842	610 106	546,978
Associates	58 457	52 710	35,653
VEFA & Fixed assets adjustments	13 985	5 544	5,844
Adjusted portfolio value incl. taxes	**699 284**	**668 361**	**588,475**
LTV	**46,8%**	**49,3%**	**46.6%**

Detailed consolidated statements

Consolidated income statement – Condensed presentation

(€000')	2013	2014	2015
Gross rental income	**40,230**	**43,687**	**39,029**
Service charge income/(expenses)	(5,658)	(3,865)	(4,033)
Other property income /(expenses)	258	(625)	(561)
NET RENTAL INCOME	**34,830**	**39,197**	**34,435**
Income from finance leases (FL)	1,055	842	1,255
Earnings from property development	856	441	(22)
Other activities	-	-	(34)
Corporate expenses	(9,993)	(10,148)	(7,943)
CURRENT EBITDA[1]	**26,748**	**30,332**	**27,690**
Amortisation and depreciation	(268)	(132)	(609)
CURRENT OPERATING PROFIT	**26,480**	**30,200**	**27,081**
Charges net of provisions	(1,932)	(633)	(300)
Net other income and expenses	(724)	1,159	(61)
Gains on disposal of Investment Properties	(207)	3,389	(7,507)
Options exercised on FL properties	115	(0)	278
Gains on disposals of operating assets	-	12	(12)
Net profit or loss on disposals	**(91)**	**3,401**	**(7,241)**
OPERATING PROFIT BEFORE VALUE ADJ.	**23,733**	**34,127**	**19,479**
Fair value adjustment to Properties	(18,371)	(25,276)	3,753
Goodwill adjustment	-	-	-
Net balance of value adjustments	**(18,371)**	**(25,276)**	**3,753**
NET OPERATING PROFIT	**5,363**	**8,851**	**23,232**
Income from cash and cash equivalents	244	664	527
Gross financial cost	(11,706)	(11,578)	(9,632)
Net financial cost	**(11,462)**	**(10,915)**	**(9,105)**
Other financial income and expenses	(98)	(183)	(524)
Fair value adjustments to financial instr.	4,032	(2,295)	2,062
PROFIT BEFORE TAX	**(2,167)**	**(4,542)**	**15,665**
Current corporation tax	(474)	(459)	550
Other tax	(877)	(621)	(93)
Associates	(5,310)	(5,347)	(15,682)
Net profit from discontinued businesses	-	-	-
NET PROFIT	**(8,828)**	**(10,969)**	**440**
Net profit – Minority interests[2]	(4)	(7)	(0)
NET PROFIT – GROUP SHARE	**(8,831)**	**(10,976)**	**440**
EPRA adjustments	25,840	27,429	12,834
EPRA EARNINGS	**17,009**	**16,453**	**13,274**
Earnings per share (€)	(1.41)	(1.60)	(0.24)
Diluted earnings per share (€)	(1.08)	(1.29)	(0.18)
EPRA Earnings per share (diluted)	**1.44**	**1.38**	**1.15**
Average number of shares (excl. Treasury Shares)	8,994,682	9,023,026	9,462,792
Average number of shares diluted (excl. TS)	10,242,682	10,253,554	9,688,680

(1) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. In 2013, 2014 and 2015, this amount does not include the depreciation of buildings in inventory of the property development business of €1.2m, -€1.0m and -€0.1m respectively, which is recognised under other income and expenses.
(2) Non-controlling interests

Consolidated balance sheet – Assets – Condensed presentation

(€000')	2013	2014	2015
Investment properties	550,881	427,277	456,396
Tangible assets	236	224	400
Intangible assets	523	774	1,408
Financial assets	25,225	16,739	11,889
Deferred tax assets	1,802	1,393	1,393
Shares and investments in associates (equity method)	60,424	54,674	38,831
TOTAL NON-CURRENT ASSETS	**639,090**	**501,083**	**510,318**
Buildings to be sold	43,381	148,189	58,457
Business sector to be sold	-	-	-
Finance lease loans and receivables	4,600	8,354	3,002
Inventory	13,985	5,544	5,844
Trade and other accounts receivable	5,237	10,683	12,527
Current tax assets	1	1	596
Other receivables	33,676	28,119	26,168
Cash and cash equivalents	39,441	4,340	6,698
TOTAL CURRENT ASSETS	**140,319**	**205,229**	**113,291**
TOTAL	**779,410**	**706,312**	**623,609**

Consolidated balance sheet – Liabilities – Condensed presentation

LIABILITIES (€000')	2013	2014	2015
Shareholders' equity (Group share)	326,156	303,527	291,728
of which BRS	*20,632*	*20,424*	*4,211*
of which PSL	*73,205*	*73,181*	*73,160*
Minority interests	2	0	(0)
TOTAL SHAREHOLDERS' EQUITY	**326,158**	**303,527**	**291,728**
Long-term borrowings	301,119	225,186	216,153
Financial liabilities	5,237	6,614	4,381
Provisions	3,561	4,063	4,476
Deposits and security payments received	6,983	5,613	5,267
Deferred and non-current tax liabilities	312	0	0
Other	(0)	0	(0)
TOTAL LONG-TERM LIABILITIES	**317,212**	**241,476**	**230,277**
Business sectors to be sold	-	-	-
Liabilities relating to buildings to be sold	30,066	83,146	30,562
Trade payables and other accounts payable	32,603	24,817	22,340
Borrowings and financial debt	60,519	48,962	45,823
Current tax liabilities	822	521	0
Tax and social charges	12,029	3,863	2,880
TOTAL CURRENT LIABILITIES	**136,040**	**161,309**	**101,605**
TOTAL	**779,410**	**706,312**	**623,609**

EPRA Best Practice Recommendations

The European Public Real Estate Association (EPRA) issued in December 2014 an update of the Best Practice Recommendations report[1] (BPR), which gives guidelines for performance measures.

Affine supports the financial communication standardisation approach designed to improve the quality and comparability of information and supplies its investors with the primary EPRA recommendations. The company therefore publishes the EPRA Earnings, the EPRA earnings per share, the EPRA NAV, the EPRA NAV per share, the EPRA NNNAV, the EPRA NNNAV per share and the EPRA vacancy rate.

EPRA Performance Measures (EPM) definition

EPRA indicators	EPRA Definition[1]
EPRA Earnings	Recurring earnings from core operational activities.
EPRA Net Asset Value	Net Asset Value adjusted to include properties and other investment interests at fair value and to exclude certain items not expected to crystallise in a long-term investment property business model.
EPRA NNNAV	EPRA NAV adjusted to include the fair values of (i) financial instruments, (ii) debt and (iii) deferred taxes.
EPRA vacancy rate	Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio.

(1) The report is available on the EPRA website: www.epra.com.

EPRA Performance Measures (EPM)

(€000’)	2013	2014	2015
EPRA earnings	17,009	16,453	13,274
EPRA net asset value (excl. TT)	256,039	235,982	221,706
EPRA NNNAV (excl. TT)	289,457	261,126	249,980
EPRA occupancy rate (%)	90,9	90,2	85.8
Figures per share (€)	**2013**	**2014**	**2015**
EPRA earnings	1.44	1.38	1.15
EPRA net asset value (excl. TT)	24.97	22.99	21.60
EPRA NNNAV (excl. TT)	28.23	25.44	24.35

EPRA Earnings (indirect method)

(€000’)	2013	2014	2015
Net profit – Group share	**(8,831)**	**(10,976)**	**440**
Value adjustments for investment and development properties[1]	21,703	24,276	(3,818)
Net profit or loss on disposal	91	(3,156)	7,241
Goodwill adjustment	-	-	-
Fair value adjustments of financial instr.	(4,032)	2,295	(2,062)
Non-current tax, deferred and exit tax	854	614	79
Adjustments for associates	7,224	3,400	11,394
Minority interests in respect of the above	-	-	-
EPRA earnings	**17,009**	**16,453**	**13,274**
EPRA earnings (hors Banimmo)	**17,026**	**18,319**	**17,352**

EPRA Earnings (Recurring / non-recurring presentation - direct method)[1]

(€000')	2013	2014	2015
Gross rental income	40,230	43,687	39,029
Net rental income	**34,830**	**39,197**	**34,435**
Other income	1,911	1,283	1,199
Corporate expenses	(9,993)	(10,148)	(7,943)
Current EBITDA[2]	**26,748**	**30,332**	**27,690**
Current operating profit	**26,480**	**30,200**	**27,081**
Other income and expenses[3]	676	(474)	(426)
Net financial cost	(11,462)	(10,915)	(9,105)
Taxes (current)	(497)	(466)	536
Miscellaneous (current)[3]	(98)	61	(524)
Associates (current)	1,914	(1,947)	(4,288)
Net current profit	**17,013**	**16,460**	**13,274**
EPRA Earnings (Net current profit – Gs[4])	**17,009**	**16,453**	**13,274**
EPRA Earnings (excl. Banimmo)	**17,026**	**18,319**	**17,352**
Other income and expenses[3]	(3,332)	1,000	64
Net profit or loss on disposals	(91)	3,401	(7,241)
Net balance of value adjustments	(18,371)	(25,276)	3,753
Fair value adjustments of financial instr.	4,032	(2,295)	2,062
Taxes (non-current)	(854)	(614)	(79)
Miscellaneous (non-current)[3]	(7,224)	(244)	(0)
Associates (non-current)	(0)	(3,400)	(11,394)
Net non-current profit	**(25,840)**	**(27,429)**	**(12,834)**
Net non-current profit – gs[4]	**(25,840)**	**(27,429)**	**(12,834)**
Net non-current profit – gs[4] (excl. Banimmo)	(19,128)	(24,674)	(460)
Net profit	**(8,828)**	**(10,969)**	**440**
Net profit – Group share	**(8,831)**	**(10,976)**	**440**

NB: The Banimmo sub-group is consolidated under the equity method. Banimmo's financial statements are currently under audit review.
(1) Based on IFRS standards and EPRA recommendations.
(2) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. In 2013, 2014 and 2015, this amount does not include the depreciation of buildings in inventory of the property development business of €1.2m, -€1.0m and -€0.1m respectively, which is recognised under other income and expenses.
(3) To align the definition of current items with the EPRA definition of that term, "Other income and expenses" appears in the current part of this presentation and includes other operational income and expenses. "Miscellaneous (non-current)" includes other financial income and expenses. The non-current part of "Other income and expenses" includes the fair value change of the development properties.
(4) Gs stands for Group share.

EPRA Earnings per share

(€000')	2013	2014	2015
Net profit – Group share	**(8,831)**	**(10,976)**	**440**
PSL charges	(2,277)	(2,302)	(2,135)
BRS charges	(1,532)	(1,178)	(590)
Net profit – Group share adjusted for the earnings per share	(12,640)	(14,456)	(2,285)
BRS 1 and 2 adjustments	1,532	1,178	590
Net profit – Group share adjusted for the diluted earnings per share (after conversion of BRS)	(11,108)	(13,278)	(1,696)
EPRA adjustments	25,840	27,429	12,834
EPRA earnings adjusted for the PSL charges for calculation of EPRA earnings per share	**14,732**	**14,151**	**11,139**
Earnings per share (€)	(1,41)	(1,60)	(0.24)
Diluted earnings per share (€)	(1,08)	(1,29)	(0.18)
EPRA earnings per share (€)	**1,44**	**1,38**	**1.15**
EPRA earnings per share (€) (excl. Banimmo)	**1.44**	**1.56**	**1.57**
Outstanding number of shares	9,033,959	9,051,431	10,056,071
Average number of treasury shares	(39,277)	(28,405)	(593,279)
Average number of shares (excl.Tr. shares)	8,994,682	9,023,026	9,462,792
Number of new shares from BRS redemption	1,248,000	1,230,528	225,888
Average number of diluted shares (excl.Tr. shares)	**10,242,682**	**10,253,554**	**9,688,680**

IFRS NAV

(€000')	2013	2014	2015
Shareholders' equity (before allocation)	326,156	303,527	291,728
of which BRS	*20,632*	*20,424*	*4,211*
of which PSL	*73,205*	*73,181*	*73,160*
Of which treasury shares	*(426)*	*(244)*	*(268)*
Of which other	*232,744*	*210,166*	*214,624*
PSL adjustments	(73,205)	(73,181)	(73,160)
Diluted IFRS NAV excluding transfer tax	252,950	230,346	218,568
Transfer tax (gs[1])	34,473	36,473	33,375
Diluted IFRS NAV incl. transfer tax	287,423	266,818	251,943
Diluted IFRS NAV exc. transfer tax per share	**24.67**	**22.44**	**21.29**
Diluted IFRS NAV incl. transfer tax per share	28.04	25.99	24.54
Outstanding number of shares	9,033,959	9,051,431	10,056,071
Treasury shares	(30,086)	(17,376)	(16,933)
Converted BRS	1,248,000	1,230,528	225,888
Number of diluted shares (excl. treasury shares)	**10,251,873**	**10,264,583**	**10,265,026**

(1) Gs stands for Group share.

EPRA NAV

(€000')	2013	2014	2015
Diluted IFRS NAV excl. transfer tax	252,950	230,346	218,568
EPRA adjustments	3,088	5,637	3,138
of which fair value of financial instruments	7,209	9,925	7,256
Derivatives at fair value (gs[1]) - Assets -	1,146	313	214
Derivatives at fair value (gs[1]) - Liabilities -	8,355	10,238	7,471
of which net deferred tax	(4,121)	(4,288)	(4,118)
Assets - deferred tax (gs[1])	4,433	4,288	4,118
Liabilities - deferred tax (gs[1])	312	0	0
EPRA NAV excl. transfer tax	256,039	235,982	221,706
EPRA NAV incl. transfer tax	290,511	272,455	255,081
EPRA NAV excluding transfer tax per share	**24.97**	**22.99**	**21.60**
EPRA NAV incl. transfer tax per share	28.34	26.54	24.85

(1) Gs stands for Group share.

EPRA NNNAV

(€000')	2013	2014	2015
EPRA adjustments	(3,088)	(5,637)	(3,138)
Change of debt fair value[(1)]	36,506	30,780	31,413
EPRA NNNAV excl. transfer tax	289,457	261,126	249,980
EPRA NNNAV incl. transfer tax	323,929	297,598	283,355
EPRA NNNAV excl. transfer tax per share	**28.23**	**25.44**	**24.35**
EPRA NNNAV incl. transfer tax per share	31.60	28.99	27.60

(1) Excluding Banimmo and its subsidiaries.

EPRA Vacancy rate

Type of asset (€m)	Headline rents	Let. sp. (sqm)	ERV[1] on vacant	ERV[1]	Vacancy rate
Offices	20.2	147,514	2.9	22.0	13.1%
Retail	8.3	65,018	1.5	9.4	15.8%
Warehouses and Industrials	5.8	156,787	1.0	6.3	16.4%
Others	0.0	0	0.0	0.0	0.0%
Total	**34.4**	**369,319**	**5.4**	**37.8**	**14.3%**

(1) ERV corresponds to Estimated Rental Value, i.e. the market rental value estimated by the appraisers.

Glossary

Net asset value (NAV) per share

Equity attributable to owners of the Parent, divided by the fully diluted number of shares in issue at the period end, excluding treasury shares.

Transfer taxes

Transfer taxes correspond to ownership transfer taxes (conveyancing fees, stamp duty, etc.) pertaining to the disposal of the asset or of the company owning that asset.

EPRA

European Public Real Estate Association. Its mission is to promote, develop and represent the listed real estate sector at European level. www.epra.com

Property company

According to EPRA, the core business of these companies is to earn income through rent and capital appreciation on investment property held for the long term (commercial and residential buildings e.g. offices, apartments, retail premises, warehouses).

Occupancy

Premises are said to be occupied on the closing date if a tenant has a right to the premises, making it impossible to enter into a lease for the same premises with a third party on the closing date. This right exists by virtue of a lease, whether or not it is effective on the closing date, whether or not the tenant has given notice to the lessor, and whether or not the lessor has given notice to the tenant. Premises are vacant if they are not occupied.

Headline rents

Headline rents correspond to the contractual rents of the lease, to which successive pegging operations are applied as contractually agreed in the lease, excluding any benefits granted to the tenant by the owner (rent-free period, unbilled charges contractually regarded as such, staggering of rent payments, etc.).

Net rental income

Net rental income corresponds to gross rental income less net service charges.

Potential rents

Potential rents correspond to the sum of headline rents for occupied premises and the estimated rental value of vacant premises.

Loan-to-value (LTV)

Group LTV ratio is the ratio between the net debt relating to investment and equivalent properties and the sum of the fair value, transfer taxes included, of investment and equivalent properties.

Rental properties

Rental properties are investment buildings which are not under renovation on the closing date.

Like-for-like portfolio

The like-for-like portfolio includes all properties which have been in the property portfolio since the beginning of the period, but excludes those acquired, sold or included in the development programme at any time during that period.

Yield

Headline, effective and potential yields correspond respectively to headline, effective and potential rents divided by the market value including transfer taxes of the buildings in the rental properties on the closing date.

EPRA Occupancy rate

The financial occupancy rate is equal to the Estimated Rental Value (ERV) of occupied surface areas divided by the ERV of the total surface area.

EPRA vacancy rate

The financial vacancy rate is equal to 1 minus the occupancy rate.

Gross estimated rental value (ERV)

The estimated market rental value corresponds to the rents that would be obtained if the premises were re-let on the closing date. It is determined biannually by the Group’s external appraisers.