AFFINE

Paris, 28 July 6:00 pm

2016 consolidated half-year results



NET OPERATING PROFIT OF €12.2M UP 25%

NET PROFIT DOWN TO €4.1M

- (+) Fair value up by €2.4m
- (+) Cost of debt stable at 2.5%
- (-) Gross rental income down 17.0% due to disposals in 2015
- (-) Negative contribution from Banimmo (-€4.1m)

EPRA EARNINGS (EXCLUDING BANIMMO) DOWN TO €5.6M

IMPROVEMENT IN OCCUPANCY RATE

LTV STABLE AT 46.5% (-0.1 PERCENTAGE POINT)

CHANGE IN PORTFOLIO

- €7.4m of acquisitions and refurbishments
- €9.7m from disposals

EPRA NAV PER SHARE: €21.0
EPRA NNNAV PER SHARE: €24.0

The Board of Directors of Affine, meeting on 26 July 2016, approved the summarised half-yearly consolidated financial statements for the period ending 30 June 2016. Limited review procedures are in the process of finalisation.

1) EARNINGS

The first effects of the portfolio renewal launched two years ago are felt in 2016: gross rental income has fallen due to the disposal of major assets while signed turnkey projects have not yet begun to generate rent.

This strategy is reflected in the portfolio's fair value adjustment, and has led to a 25% increase in net operating profit.

Consolidated net profit totalled €4.1m in the first half of 2016, versus €5.6m at the same period last year.

This change mainly resulted from:

- The completion of the logistics platforms' disposal process in the second half of 2015, which reduced gross rental income by 17.0%. Like-for-like, rents were up 0.3%.
- From the drop in profit on disposals (-€0.3m versus €1.4m) and taxes (-€1.0m versus -€0.3m).
- A significant reduction in the financial costs (€3.8m versus €5.0m), linked to the disposals of the last 12 months.
- Generally significant improvement in fair value adjustments: +€2.4m versus -€7.0m for properties; +€0.1m versus +€1.9m for financial instruments.
- A negative contribution from Banimmo (which is 49.5% owned by Affine), from -€0.7m to -€4.1m. (see the Banimmo press release).

EPRA earnings, which measure Affine's recurring consolidated earnings (group share), fell (excluding Banimmo) from €9.7m to €5.6m. EPRA earnings amount to €3.4m versus €7.4m after including Banimmo.

For the same reasons, funds from operations dropped slightly from €11.2m to €7.4m. Given the positive change in WCR (€2.0m vs €1.8m), mainly due to the recovery of the VAT paid during the acquisition of the second building in Toulouse, operating cash flow dropped from €17.1m to €14.1m.

2) Activity

Rental activity was buoyant and the EPRA occupancy rate improved from 85.8% at year-end 2015 to 87.0%.

During the half-year, Affine signed 17 new leases concerning a total surface area of 27,900 sqm and total annual rents of €1.6m. In addition, 18 tenants cancelled their leases or left their spaces, representing a total surface area of 4,900 sqm and annual rent of €1.1m. Lastly, there were 14 renegotiations for leases representing a total of €1.1m in rents. The priority was given to extending the firm period of leases (no full-year impact).

During the period, the portfolio turnover allowed renewal of assets and refocusing on office and retail property:

- a total of €7.4m was invested through acquisitions and refurbishments to upgrade the quality of assets,
- the disposal of mature, small assets located outside target areas or building dedicated to logistics amounted to €9.7m.

3) Net Asset Value

At the end of June 2016, the fair value of investment property remained stable at €514m (excluding transfer taxes) compared to year-end 2015.

Including the properties of Banimmo (transfer taxes included), the Group's total assets amount to €908m.

EPRA Net Asset Value (excluding transfer taxes, after deducting quasi-equity and after adjustments to the fair value of derivatives and deferred taxes), fell 2.6% to €215.9m due to the distributions in 2016 (dividends and payment of the BSR bonds and PSL). NAV per share (excluding treasury shares and after deduction of PSL and conversion of BSR bonds), dropped from €21.6 at year-end 2015 to €21.0 (-2.6%).

Lastly, EPRA triple net NAV (excluding transfer taxes), which includes the fair value of hedging instruments, deferred tax and the difference between accounting values and the discounted value of the debt amounted to €24.0 per share versus €24.4.

4) Financing

€31.9m in new loans were set up during the period and the company paid off a total of €34.9m.

At 30 June 2016, the financial debt, net of cash, remained stable at €283m. The LTV ratio (net bank debt/market value of buildings including transfer taxes, plus property inventories, plus net position of associates) was 46.5% versus 46.6% at the end of 2015.

The average cost of debt remained stable at 2.5% hedging included (1.6% excluding hedging). The average term of debt was 5.1 years. There are no significant debts maturing in the next few years.

5) Outlook

For the last 18 months, the volume of investments committed or in advanced stages of negotiation has exceeded €90m, expected to ultimately generate annual rent of €6.5m, of which €1.6m (on an annual basis) is already reflected in the financial statements for the first half of 2016. This investment policy will be continued according to the following criteria:

- Rejuvenating the portfolio by investing in new or refurbished buildings, combined with the continued gradual disposal of properties located outside the target areas or dedicated to logistics;
- returning to the rent volume of prior years by investing in high-yield assets and increasing efforts to improve the occupancy rate;
- embracing and implementing the technological developments in the real estate sector (rental services, new ways of using business premises and more);
- ensuring that Banimmo returns to balanced growth by successfully completing the planned sales, by maximising the potential of the real estate companies owned in Belgium and by strengthening through partnerships, its intervention capacities in the retail sector in France.

This strategy should allow Affine to maintain its distribution strategy.

6) Calendar

- 19 October 2016: Third quarter revenues
- February-March 2017: 2016 annual revenues and earnings
- April 2017: First-quarter revenues
- April 2017: Annual General Meeting
- May 2017: Dividend payment

AFFINE

CONSOLIDATED EARNINGS

(€m) (1)	H1 2015	2015	S1 2016
Gross rental income	20.7	39.0	17.2
Net rental income	**18.2**	**34.4**	**14.7**
Other income	0.8	1.2	0.2
Corporate expenses	(3.8)	(7.9)	(4.1)
Current EBITDA (2)	**15.1**	**27.7**	**10.8**
Current operating profit	**15.0**	**27.1**	**10.1**
Other income and expenses	0.3	(0.4)	0.0
Net profit or loss on disposals	1.4	(7.2)	(0.3)
Operating profit (before value adjustments)	**16.8**	**19.5**	**9.8**
Net balance of value adjustments	(7.0)	3.8	2.4
Net operating profit	**9.7**	**23.2**	**12.2**
Net financial cost	(5.0)	(9.1)	(3.8)
Fair value adjustments of financial instr.	1.9	2.1	0.1
Taxes	(0.3)	0.5	(1.0)
Associates	(0.4)	(0.5)	(0.1)
Miscellaneous(3)	(0.4)	(15.7)	(3.2)
Net profit	**5.6**	**0.4**	**4.1**
Net profit – Group share	**5.6**	**0.4**	**4.1**
Net profit – Group share (excluding Banimmo)	**6.3**	**16.9**	**8.2**

(1) Based on IFRS standards and EPRA recommendations.
(2) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. In H1 2015, 2014 and H1 2016, this amount does not include the depreciation of buildings in inventory of the property development business of -€0.1m, -€0.1m and €0.0m 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)	H1 2015	2015	H1 2016
Net profit – Group share	**5.6**	**0.4**	**4.1**
Value adjustments for investment and development properties	6.9	(3.8)	(2.4)
Net profit or loss on disposals	(1.4)	7.2	0.3
Goodwill adjustment	-	-	-
Fair value adjustment of hedging instruments	(1.9)	(2.1)	(0.1)
Non-current tax, deferred and exit tax	0.0	0.1	0.5
Adjustments for associates	(1.8)	11.4	0.9
Minority interests in respect of the above	-	-	-
EPRA earnings (4)	**7.4**	**13.3**	**3.4**
EPRA earnings (4) (excluding Banimmo)	**9.7**	**17.4**	**5.6**

(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.

AFFINE

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

(€m)	H1 2015	2015	H1 2016
Gross rental income	20.7	39.0	17.2
Net rental income	**18.2**	**34.4**	**14.7**
Other income	0.8	1.2	0.2
Corporate expenses	(3.8)	(7.9)	(4.1)
Current EBITDA	**15.1**	**27.7**	**10.8**
Current operating profit	**15.0**	**27.1**	**10.1**
Other income and expenses	0.2	(0.4)	0.0
Net financial cost	(5.0)	(9.1)	(3.8)
Taxes (current)	(0.2)	0.5	(0.6)
Miscellaneous (current)(3)	(0.4)	(0.5)	(0.1)
Associates (current)	(2.2)	(4.3)	(2.3)
Net current profit	**7.4**	**13.3**	**3.4**
EPRA earnings (Net current profit – group share)	**7.4**	**13.3**	**3.4**
EPRA earnings (excluding Banimmo)	**9.7**	**17.4**	**5.6**
Other income and expenses (non-current)	0.1	0.1	(0.0)
Net profit or loss on disposals	1.4	(7.2)	(0.3)
Net balance of value adjustments	(7.0)	3.8	2.4
Fair value adjustments of hedging instr.	1.9	2.1	0.1
Taxes (non-current)	(0.0)	(0.1)	(0.5)
Miscellaneous (non-current)(3)	(0.0)	(0.0)	(0.0)
Associates (non-current)	1.8	(11.4)	(0.9)
Net non-current profit	**(1.9)**	**(12.8)**	**0.7**
Net non-current profit – group share	**(1.9)**	**(12.8)**	**0.7**
Net non-current profit – group share (excluding Banimmo)	**(3.4)**	**(0.5)**	**2.6**
Net profit	**5.6**	**0.4**	**4.1**
Net profit– group share	**5.6**	**0.4**	**4.1**

ABOUT AFFINE GROUP

Affine is a real estate company specialised in commercial property. At the end of June 2016, it directly owned 44 buildings with a total value of €514m (excluding taxes), for a total floor area of 357,000 sqm. The firm owns office properties (65%), retail properties (22%) and warehouses and industrial premises (13%). 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 2016, Banimmo had total assets of 18 office and commercial buildings, with a value of €359m (transfer taxes included).

Total Group assets are €908m (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 eligible for 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

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 01 – alexandra.richert@rppublics.com

Appendix to the press release H1 2016

H1 2016 IN BRIEF

Key figures	6
Key events	7

STRATEGY

Strategy focused on 4 areas	7

PROPERTY

Breakdown	8
Fair value	8

ACTIVITY FOR THE PERIOD

Affine	10
Banimmo	13

FINANCIAL SUMMARY

Consolidated earnings	15
Consolidated cash flow	16
Consolidated balance sheet	16
Detailed consolidated statements	19
EPRA Best Practice Recommendations	21
Glossary	24

The financial statements have been subjected to a limited audit review.

Key figures

Consolidated statements (€m)	H1 2015	2015	H1 2016
Gross rental income	20.7	39.0	17.2
Current operating profit(1)	15.0	27.1	10.1
EPRA earnings	9.7	17.4	5.6
EPRA earnings (excl. Banimmo)	7.4	13.3	3.4
Net profit – group share	5.6	0.4	4.1
Funds from operation	11.2	21.9	7.4
Investments (acquisition and works)(2)	6.5	42.9	12.2
FV of investment properties (incl. TT)(3)	604.3	547.0	549.0
FV of investment properties (excl. TT)(3)	569.5	514.4	514.1
EPRA net asset value (excl. TT)(4)	228.1	221.7	215.9
EPRA NNNAV (excl. TT)(4)	256.3	250.0	246.4
Net financial debt	340.0	284.4	282.6
LTV (%)	50.8	46.6	46.5
Average cost of debt (%)(5)	2.7	2.5	2.5
EPRA occupancy rate (%)	88.5	85.8	87.0
Figures per share (€)	**H1 2015**	**2015**	**H1 2016**
Net profit(6)	0.44	(0.18)	0.30
EPRA earnings(7)	0.84	1.48	0.45
EPRA earnings (excl. Banimmo)(7)	0.62	1.08	0.23
Dividend	-	1.00	-
EPRA net asset value excl. TT(4)	22.21	21.60	21.04
EPRA NNNAV excl. TT(4)	24.96	24.35	24.00
Share price (end of the period)	16.77	16.35	15.60

NB: The Banimmo sub-group is consolidated under the equity method. Banimmo's accounts are currently under limited audit review.
(1) In H1 2015, 2015 and H1 2016, this amount does not include the depreciation of buildings in inventory of the property development business of -€0.1m, -€0.1m and €0.0m 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%, 6.9% or 7.5% 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.
(7) The average number of diluted shares (excluding treasury shares) was adjusted by the average number of new shares issued from BRS redemption.

Key events

January

Completion of a 5,915 sqm refurbished office space in Lyon (69).

Signature of the turnkey purchase of a 3,844 sqm office space in Nantes (44).

March

Disposal of a 2,168 sqm office space in Aix-en-Provence (13).

April

Disposal of a 12,500 sqm logistics platform in Miramas (13).

May

Disposal of a 5,793 sqm retail unit in Barberey Saint-Sulpice (10).

Delivery by Banimmo to the tenants of the retail units in the Marché Saint Germain (4,600 sqm) in Paris.

Completion of a 1,500 sqm office space in Clichy (92).

June

Signature of the acquisition of a 5,053 sqm office space in the Lilleurope tower in Lilles (59).

STRATEGY]

Strategy focused on 4 areas

It is defined as:

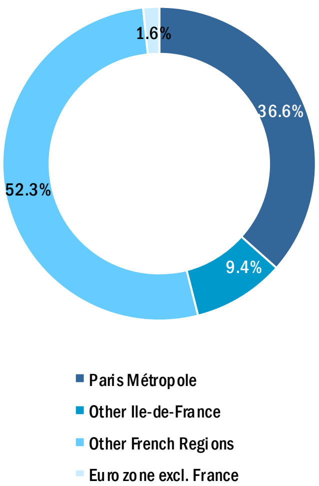
- a sustained effort aimed at upgrading the properties directly owned by Affine: improving their quality in terms of sustainable development, paying attention to the comfort of its tenants – thereby generating improved rent stability and occupancy levels, and optimising management through an efficient 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 and a strong demographic and economic momentum: Bordeaux, Nantes, Lille, Lyon, Marseille, Toulouse;
- Incorporating technological developments into the property sector (rental services, new ways of using space, etc.).

Furthermore, Affine contributes to Banimmo's repositioning on more buoyant segments in the Belgian market and to the development of its shopping centres in France.

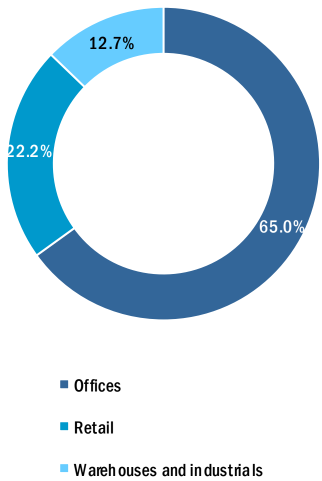
Breakdown

Affine owns 44 properties with a total value of €549m including transfer taxes, with a total surface area of 357,000 sqm.

Breakdown of value by region



Breakdown of value by type



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

Offices

The Office property portfolio represented 156,500 sqm and is valued at €357m 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 56,100 sqm. The fair value of this sector is €122m including transfer taxes.

Warehouses and Industrials

A large proportion of the Affine logistics properties was sold in 2015. At the end of June, these properties represent a total surface area of 144,300 sqm and are appraised at about €70m including transfer taxes.

Fair value

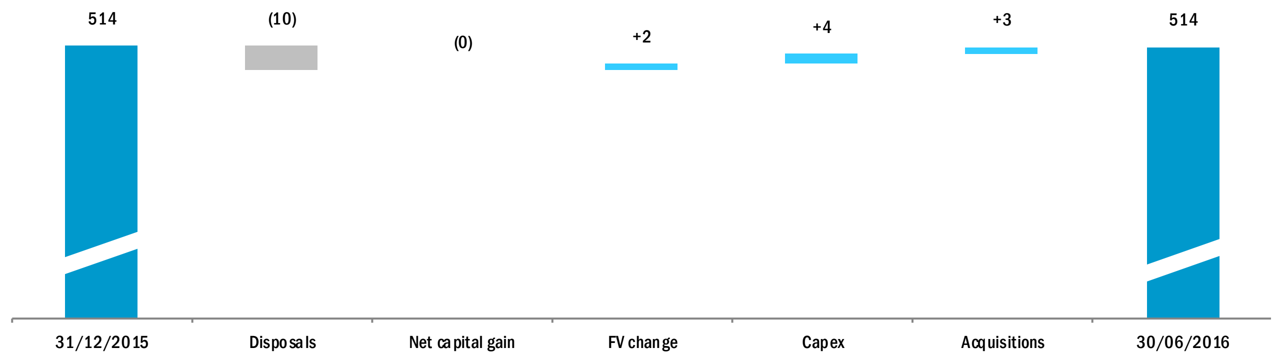
Fair value of directly owned properties

The fair value (including transfer taxes) of the 44 properties stood on 30 June 2016 at €549m compared with €547m at the end of 2015.

Excluding transfer taxes, the value of the properties remained stable at €514m and resulted from:

- disposals totalling €9.7m, with a net capital loss of -€0.3m;
- €3.2m of acquisition, constituted by the end of the payment of the turnkey project in Clichy.
- €4.2m of investments for improvement of existing properties, €1m of which for the Tangram in Lyons;
- a €2.4m increase in fair value of buildings in the portfolio at the end of the period;

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



Aside from the positive change in the value of the buildings located in Clichy and Lyons (the Tangram), the portfolio's fair value remained stable:

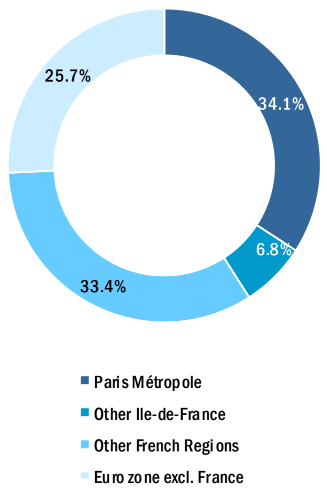
- a 1.1% decrease due to the fall in market rents (ERV).
- a 2.1% increase due to lower yield rates used by appraisers,
- a residual 1.0% decrease (works to be carried out, reversion, etc.).

The average yield resulting from appraisals is 6.6%. 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 €20.2m.

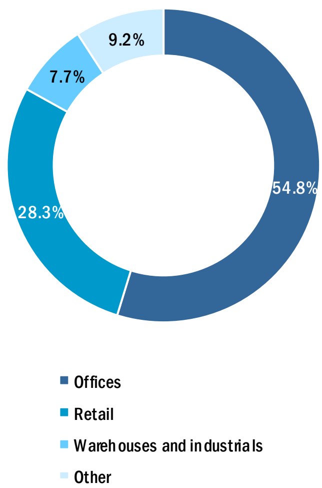
Fair value of total property

By including the buildings owned by Banimmo, the fair value (including transfer taxes) of total property stood at the end of June 2016 at €908m compared with €897m at the end of 2015.

Breakdown of value by region



Breakdown of value by type



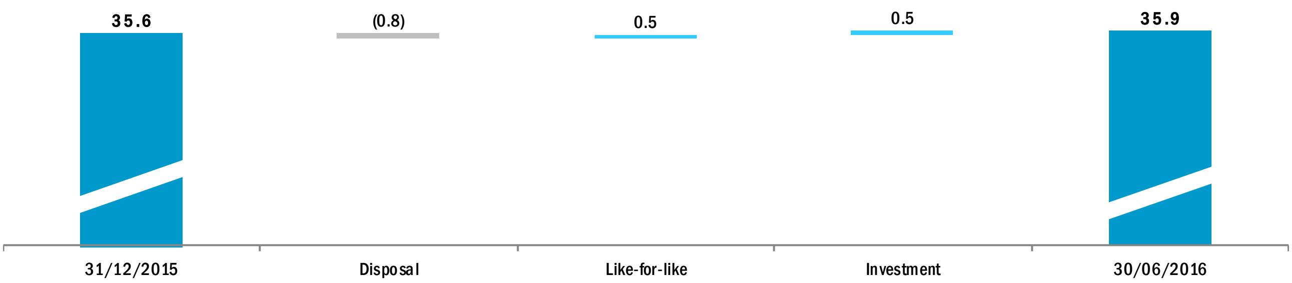
Affine

Headline rents

Rents from leases in effect at 30 June 2016 accounted for €35.9m on an annual basis, an increase of 1.5% on a like-for-like basis compared with 31 December 2015, resulting mainly from the decrease in vacancy.

After taking into account acquisitions and disposals, headline rent went up 0.7%.

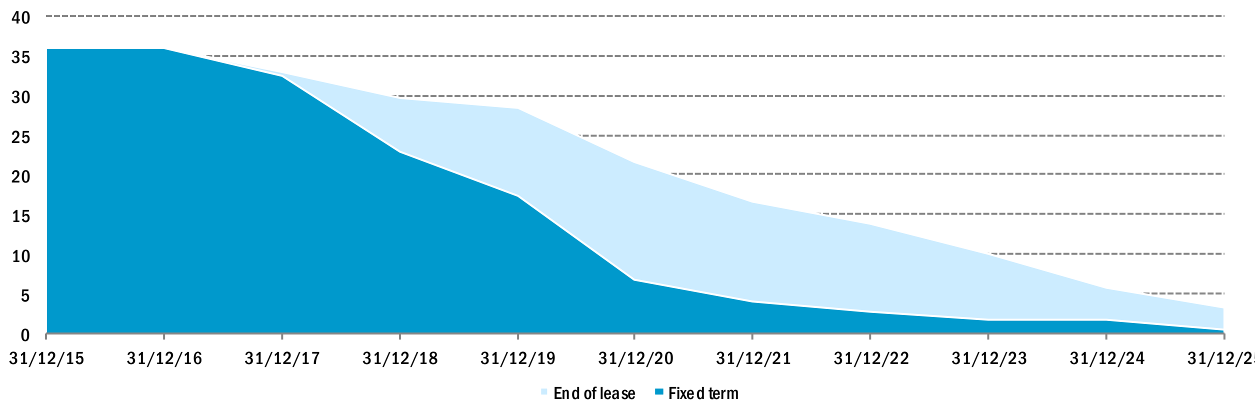
Change in headline rents (€m)



Over the first half, Affine signed 17 new leases concerning a total surface area of 27,900 sqm and total annual rents of €1.6m. Furthermore, 18 tenants cancelled their leases or quit their premises, representing in all, a total surface area of 4,900 sqm and annual rents of €1.1m. Finally, 14 leases representing a total amount of €1.1m were renegotiated and for which priority has been given to extending the minimum period of the leases (impact on an annual basis: -€0.0m).

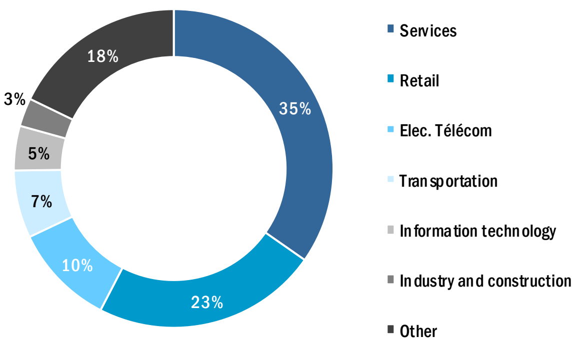
The average term of leases and their fixed term are 5.8 and 3.6 years respectively (compared to 5.5 and 3.0 years in 2015).

Schedule of leases (€m)

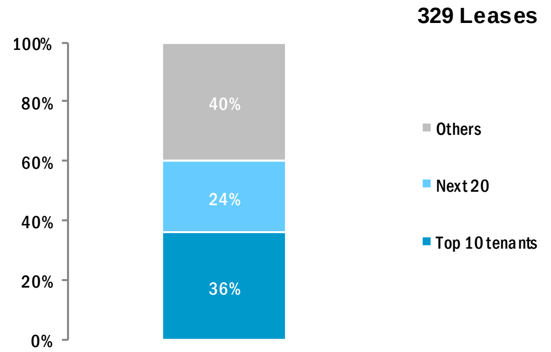


Among the top thirty tenants, who account for 60% of total rents, none should exceed 10%, thus avoiding any concentration of risk on rental income. Owing to the sales carried out this year, the first tenant by size, SNCF (French national railroad), exceeded this threshold and shall be diluted with the 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



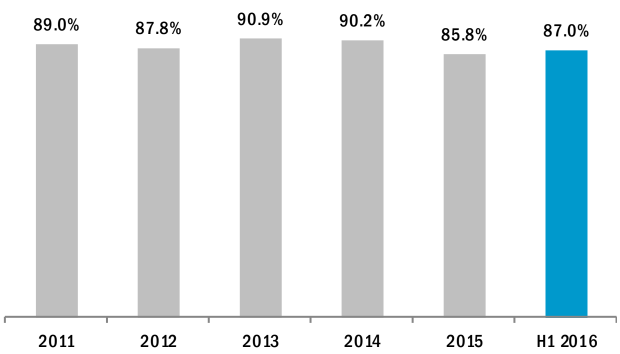
Occupancy rate

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 30 June 2016, Affine's EPRA (financial) occupancy rate (excluding a building currently under refurbishment in Gennevilliers) improved to 87.0%, compared with 85.8% at the end of 2015.

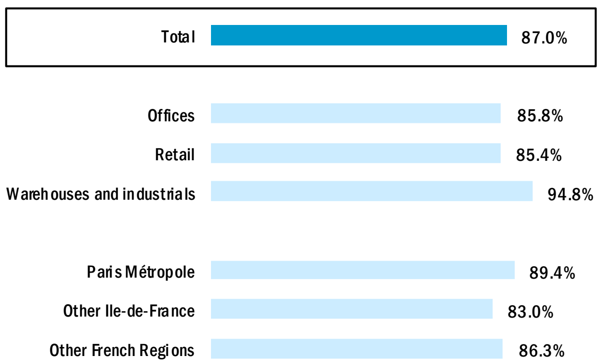
58% of the Company's financial vacancy is concentrated in four properties: offices in Trappes, Tremblay-en-France and Lyons, and a shopping centre in Nimes.

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, Affine is carrying out important works on the air conditioning and renovation of the common area on the Lilleurope tower in Lille.

Acquisitions

Nantes

In early 2016, Affine signed a turnkey project 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 in 2014 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.

Clichy-La-Garenne

Maison du Whisky is settling into the new building Les Horizons at Porte de Clichy. From October, it will establish its corporate headquarters over approximately 1,500 sqm, and will take all 7 levels (from the basement level to the 6th floor) in the building, under a 12-year lease, starting with a 6-year fixed term, signed in December 2015 for an annual rent of approximately €0.5m. This building was acquired by Affine on a turnkey basis in October 2015 from property developer Préférence Home.

The building will benefit from the BREEAM label and has a distinctive facade with vegetation and flower planters on each level, in addition to a rooftop terrace.

It is located at the exit from the Paris ring road and is part of the Clichy-Batignolles Paris area, one of the new major hubs at the north-west of Paris around the coming Judicial Precinct.

Lille

Affine signed a purchase agreement with Amundi Immobilier for four additional floors in the Lilleurope Tower, an office building in which Affine already owns 15 of the 20 floors purchased in 2006, 2008 and 2012. 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.

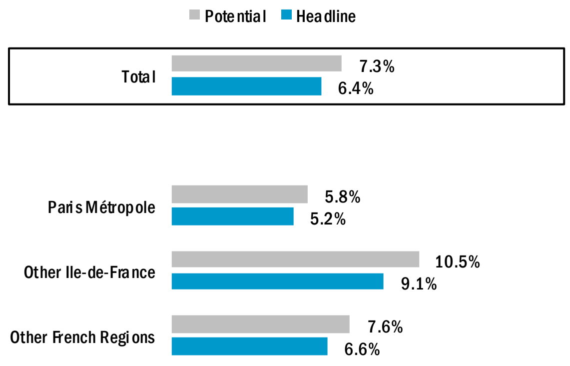
The four levels represent a surface area of 5,053 sqm and are fully let for an amount of €676,000. The building is almost fully occupied by various blue-chip tenants such as EDF, Europorte, Macif, SNCF and Tereos.

Located at the heart of Euralille, the third largest business district in France after La Défense (Paris) and La Part-Dieu (Lyon), and overlooking the Lille Europe international TGV (high-speed train) station, the tower stands on one of the city's prime locations. It can be easily reached by rail, road or public transport. The location is set to become even more attractive with the ramp-up of traffic at the Lille Europe train station, the positioning of Euralille as the business district of Lille metropolitan area, the development of Euralille 2, and other urban development projects under study.

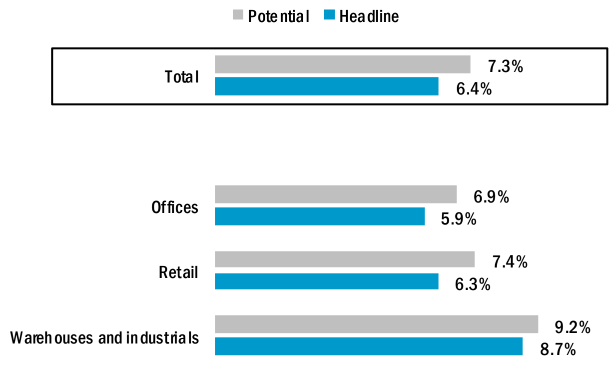
Disposals

As part of its process to reinvigorate and improve its property portfolio, Affine sold, over the period, buildings regarded as mature, too low in value or located outside target development areas: offices in Aix-en-Provence (2,168 sqm); retail in Barberey Saint-Sulpice (5,793 sqm); warehouse in Miramas (12,500 sqm). Overall, the properties were generally disposed of at prices very close to fair value at the end of 2015.

Rental yield of assets by region



Rental yield of assets by type



Banimmo

At 30 June 2016, Banimmo owned 18 buildings (and 5 plots of land) totalling a surface area of nearly 123,000 sqm. At end June, the occupancy rate had increased slightly, from 78.1% at year-end 2015 to 78.4% at end June 2016. The vacancy was mostly concentrated in two Brussels office buildings, North Plaza (14,000 sqm) and Diamond (4,700 sqm over a total surface area of 14,300 sqm).

The company carried out the following development operations during the financial year:

- Athena Business Centre in Vilvorde: In June 2016, Banimmo began the formalities to change the use of this five-hectare site. The buildings, currently used for warehousing and office space, will be converted into new residential space, comprising 250 housing units (flats, single-family homes, etc.). The new development is named "Groenloo" and was presented by the city of Vilvorde and Banimmo in mid-June. Work is scheduled to begin at the end of 2017;
- Marché Saint-Germain in Paris (4,600 sqm): the refurbishment works are in the process of being completed. The retail surface areas were delivered to tenants in May, to allow them to remodel their specific spaces. The shopping mall, scheduled to be opened at the end of the year, has been fully let and will generate rental income over €4.0m;
- Verpantin shopping centre in Pantin (4,700 sqm): Banimmo swapped some retail spaces with joint owner Leclerc, to allow the upcoming start of refurbishment work on the site. It will include work on the façade, equipment and common areas of the mall, while tenants continue to use the mall.

There were no acquisitions or disposals during the half-year.

Banimmo also holds investments in companies consolidated under the equity method:

- Grondbank The Loop (25%): ongoing remodelling and development of land around the Flanders Expo complex in Gand, in cooperation with the municipal authority. It contributes marginally to net income;
- Conferinvest (49%): operation of two Dolce conference centres in Bruxelles-La Hulpe and Chantilly;
- Urbanove (44%): shopping centre construction projects in Namur and Verviers.

We have the following comments to make about the Urbanove joint venture, in which Banimmo holds a 44% interest alongside the Walloon Region (S.R.I.W.), some other political entities (NamurinVest, Meusinvest and Invest Services), Besix and Banque Degroof Petercam:

- On 30 March 2016, Urbanove Shopping Development and its subsidiaries filed a motion at the Brussels Commercial Court for the commencement of a Judicial Reorganisation Procedure (JRP). On 15 April 2016, the Brussels Commercial Court agreed to these proceedings. On 17 June 2016, the Brussels Commercial Court granted Urbanove Shopping Development and its subsidiaries an extension of the proceedings until 30 November 2016.
- During these proceedings, Urbanove seeks to recapitalise the two LRV and LCV development subsidiaries, mainly through external contributions; the recapitalisation will be completed by the restructuring of existing debts.
- Namur ("Le Côté Verre" shopping centre project – LCV): the land purchase programme continued. As the major international brands with which we began negotiations have gradually transformed their interest into bookings, Urbanove intend to start, in September, the steps required by Walloon regulation to file the application for an integrated building permit.
- Verviers ("Au Fil de l'Eau" shopping centre project – LRV): the purpose of the ongoing talks with the city about the need to review certain aspects of this project, to make them fit local conditions is to: first, strengthen the financial viability of the new project based on a tighter partnership between private parties and public authorities, in accordance with the "urban revitalisation" programme which is the broader context to this project; second, attract one or several external partners in order to recapitalise the project company.

As specified in Banimmo's 2015 annual report, after reviewing several assumptions, in the light of the recent developments in the retail sector in mid-sized cities, it appeared that Urbanove would not be capable of fully repaying its mezzanine debt, which is 54% held by Banimmo. As a result, Banimmo decided to recognise a provision of €21m to cover its mezzanine debt in its financial statements as at 31 December 2015. As part of the ongoing receivership proceedings and negotiations with the different parties, based on the assumptions adopted by Urbanove and validated by external appraisers, the land for Verviers and the project for Namur has not lost any value since the analysis made at the end of the year. The Board of Directors of Banimmo therefore decided not to recognise any additional value impairment as at 30 June.

Banimmo's recurring operating result and operating result are balanced due to the absence of sales during the half-year. Taking into account the financial expenses and the negative impact of €2.9m on the value of buildings (-€0.9m of negative impact of fair value changes and -€2.0m of value impairment on the North Plaza building), Banimmo reported a net loss of -€8.4 m.

At end June 2016, Banimmo's Net Asset Value totalled €125.6m, i.e. €11.06 per share (versus €11.2 at the end of 2015), while the share traded at €4.55.

Lastly, Affine subscribed to €5.0 m capital increase for Paris Marché Saint Germain.

Banimmo, which is 49.5% owned by Affine, is consolidated under the equity method and Paris Marché Saint Germain (which was 14.0% owned by Affine as at 30 June 2016, together with Banimmo) is reported under financial assets.

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

Consolidated earnings

Consolidated earnings (€m)[1]	H1 2015	2015	H1 2016
Gross rental income	20.7	39.0	17.2
Net rental income	**18.2**	**34.4**	**14.7**
Other income	0.8	1.2	0.2
Corporate expenses	(3.8)	(7.9)	(4.1)
Current EBITDA[2]	**15.1**	**27.7**	**10.8**
Current operating profit	**15.0**	**27.1**	**10.1**
Other income and expenses	0.3	(0.4)	0.0
Net profit or loss on disposal	1.4	(7.2)	(0.3)
Operating profit (before value adj.)	**16.8**	**19.5**	**9.8**
Net balance of value adjustments	(7.0)	3.8	2.4
Net operating profit	**9.7**	**23.2**	**12.2**
Net financial cost	(5.0)	(9.1)	(3.8)
Fair value adjustments of financial instr.	1.9	2.1	0.1
Taxes	(0.3)	0.5	(1.0)
Miscellaneous[3]	(0.4)	(0.5)	(0.1)
Associates	(0.4)	(15.7)	(3.2)
Net profit	**5.6**	**0.4**	**4.1**
Net profit – group share	**5.6**	**0.4**	**4.1**
Net profit – group share (excl. Banimmo)	**6.3**	**16.9**	**8.2**

EPRA adjustments	1.9	12.8	(0.7)
EPRA earnings[4]	**7.4**	**13.3**	**3.4**
EPRA earnings (excl. Banimmo)	**9.7**	**17.4**	**5.6**

NB: The Banimmo sub-group is consolidated under the equity method. Banimmo's accounts are currently under limited 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 H1 2015, 2014 and H1 2016, this amount does not include the depreciation of buildings in inventory of the property development business of -€0.1m, -€0.1m and €0.0m 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.

Like-for-like, rents were up slightly by 0.3%. The disposal of the logistics platforms realised in the second half 2015 explained most of the 17.0% and 18.9% decrease of respectively the gross rental income and the net rental income.

Consequently, current operating profit decreased from €15.0m to €10.1m, reflecting as well a slight increase of the corporate expenses and the decrease in other income.

The €2.4m increase in fair value of the buildings (vs -€7.0m in the first half 2015), led to a sharp increase in net operating profit of 25.3% to €12.2m.

Net financial costs decreased to €3.8m (vs €5.0m) owing to the disposals. The fair value of financial instruments remained almost stable (+€0.1m vs a €1.9m increase in the first half 2015).

Associates mainly reflected the situation of the Belgian subsidiary Banimmo which came from -€1.5m to -€8.4m. The negative contribution to Affine results amounted to -€4.1m (vs -€0.7m).

Consequently, Affine posted a net profit excluding Banimmo of €8.2m and a net consolidated profit of €4.1m compared to €5.6m for the same period last year.

Adjusted for exceptional items such as changes in fair value and gains or losses on disposals, EPRA earnings excluding Banimmo amounted to €5.6m (versus €9.7m). After the integration of Banimmo, the EPRA earnings came out at €3.4m compared with €7.4m for the first half 2015.

Consolidated cash flow

Cash Flow (€m)	H1 2015	2015	H1 2016
Funds from operation	**11.2**	**21.9**	**7.4**
Funds from operation excluding cost of debt and taxes	**16.3**	**30.1**	**12.1**
Change in WCR	1.8	(3.2)	2.0
Taxes paid	(1.0)	(0.6)	(0.0)
Operating cash flow	**17.1**	**26.3**	**14.1**
Investments	(6.5)	(43.2)	(12.3)
Disposals	6.1	94.0	9.9
Other	0.0	0.0	2.1
Investment cash flow	**(0.4)**	**50.8**	**(0.2)**
New loans	25.6	43.4	31.9
Loan repayments	(35.8)	(101.8)	(34.9)
Interest	(5.1)	(9.3)	(3.9)
Other (including dividend)	(6.1)	(9.1)	(7.4)
Financing cash flow	**(21.5)**	**(76.8)**	**(14.3)**
Change in cash position	**(4.8)**	**0.4**	**(0.4)**
Net cash position	**(3.0)**	**2.1**	**1.8**

Funds from operation (FFO) decreased to €7.4m in connection with changes in rental income; excluding financial costs and taxes, FFO settled at €12.1m.

The change in WCR amounted to €2.0m (vs. €1.8m), mainly coming from the VAT reimbursement paid to the Treasury in 2015 for the acquisition of the second building in Toulouse. Operating cash flow was thus €14.1m versus €17.1m for the same period in 2015.

Cash flow for investments went up with an amount of €12.3m compared with €6.5m in the first half 2015. The disposals of buildings and the capital gain, related to the Petit Bateau operation disposed by Concerto European Developer, represented respectively €10.1m and €2.1m. Total cash flow from investments came to break-even (-€0.2m vs. -€0.4m).

The net balance of financing operations, including dividends distributed and financial costs, generated negative cash flow of €14.3m, with new borrowings covering 91% of repayments over the period.

The available cash position thus decreased slightly over the first half to reach €1.8m.

Consolidated balance sheet

Consolidated balance sheet (€m)	H1 2015	2015	H1 2016
ASSETS	**706.4**	**623.6**	**618.6**
Properties (excluding transfer taxes)	569.5	514.4	514.1
of which investment properties	462.8	456.0	489.0
of which property held for sale	106.7	58.5	25.1
Equity holdings	0.0	0.0	5.0
Associates	54.2	38.8	34.8
Cash	5.8	6.7	3.4
Other assets	76.9	63.6	61.3
LIABILITIES	**706.4**	**623.6**	**618.6**
Shareholders’ equity (before allocation)	298.3	291.7	284.8
of which BRS	*20.4*	*4.2*	*4.2*
of which PSL	*73.2*	*73.2*	*73.1*
Bank debt	336.9	286.5	284.4
Other liabilities	71.2	45.4	49.3

Net asset value

At 30 June 2016, total shareholders' equity amounted to €284.8m, a decline of €6.9m compared to late 2015, due to the distribution made in 2016 (dividends and payment of BRS and PSL coupons). After deducting quasi-equity (€73.1m 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 €215.9m (-2.6%). NAV per share was €XX21.04 (after BRS dilution and excluding treasury shares), down 2.6% compared with 31 December 2015. Including transfer taxes, NAV per share was €24.51.

NAV (€m)	H1 2015	2015	H1 2016
Shareholders' equity (before allocation), Group share	298.3	291.7	284.8
PSL adjustment	(73.2)	(73.2)	(73.1)
IFRS NAV (excl. TT)	225.2	218.6	211.7
EPRA adjustments	2.9	3.1	4.2
EPRA NAV (excl. TT)	**228.1**	**221.7**	**215.9**
EPRA NAV (incl. TT)	264.2	255.1	251.6
Diluted number of shares (excl. Tr. shares)	10,268,542	10,265,026	10,264,805
Diluted EPRA NAV (excl. TT) per share (€)	**22.21**	**21.60**	**21.04**

EPRA triple net NAV (NNNAV), including the fair value of hedging instruments, deferred tax, and the difference between the accounting and discounted value of the debt, amounted to €24.0 (excl. transfer tax).

By taking Banimmo into account based on its NAV (€125.6m or €6.1 per Affine share), Affine's EPRA NAV and NNNAV per share excluding transfer taxes amounted to €24.0 and €26.9.

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.

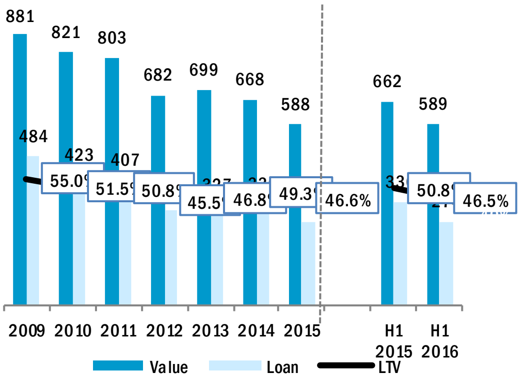
Affine has a resilient risk profile thanks to the large proportion of non-Paris assets in its portfolio, which are more stable and more profitable than its Paris assets, and the diversification of its portfolio.

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 an LTV ratio close to 50%.

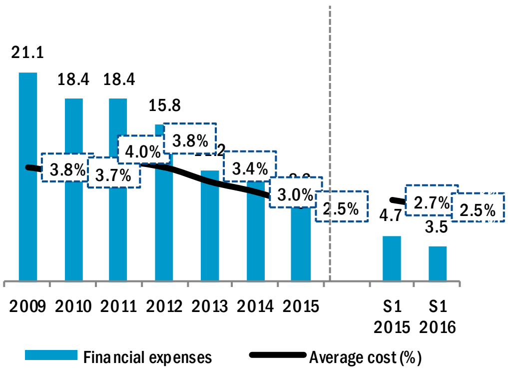
New bank loans taken out in the first half 2016 amounted to €31.9m compared to the €34.9m spent on bank debt amortisation over the period.

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

LTV (Loan-to-Value) (€m)



Cost of debt (€m)

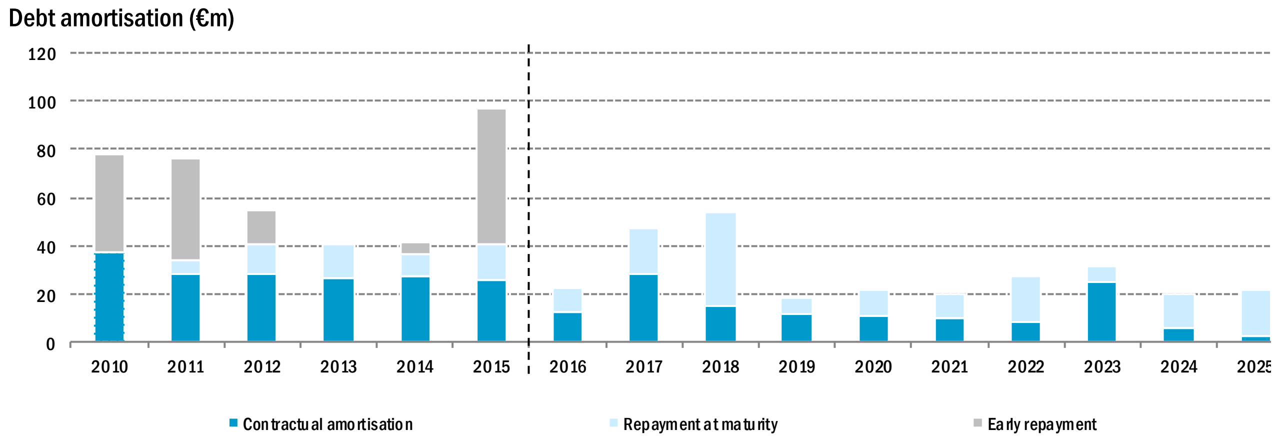


At 30 June 2016, the company's net financial debt (net of cash and cash equivalents) was €283m compared with €284m at year-end 2015. It corresponds to 1.0 times total shareholders' equity.

After deducting the residual debt allocated to finance lease activities (€9m), net financial debt for investment properties, inventories and the Affine stake in the net value of associates (€37m), totalled €274m, resulting in an LTV ratio of 46.5%, compared with 46.6% at year-end 2015.

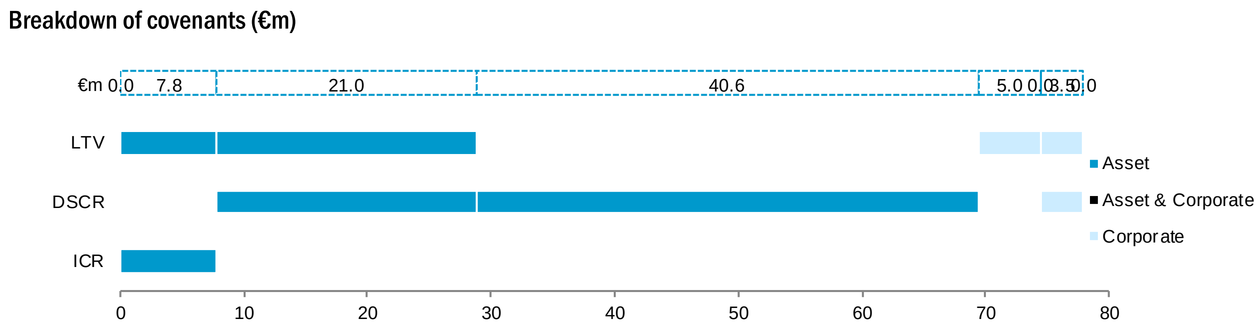
The ratio of financial costs to average net financial debt resulted for the first half in an average cost of debt that was stable at 1.6% (with 2.5% including hedging costs) compare to 2015.

At 30 June 2016, the average maturity of debt was 5.1 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.



The chart below shows the amounts of debt for Affine which are subject to covenants on the financed asset, and exceptionally on the company (€8.5m).

At 30 June, 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.



LTV (net debt / property value)

(€000')	H1 2015	2015	H1 2016
Net financial debt	347,428	284,399	282,623
Debt allocated to lease financing	(11,167)	(9,989)	(8,781)
Net debt for investment properties	**336,261**	**274,410**	**273,841**
Value of properties (incl. TT)	604,294	546,978	548,968
Associates	51,550	35,653	36,671
VEFA & Fixed assets adjustments	5,844	5,844	3,723
Adjusted portfolio value incl. taxes	**661,687**	**588,475**	**589,362**
LTV	**50.8%**	**46.6%**	**46.5%**

Detailed consolidated statements

Consolidated income statement – Condensed presentation

(€000')	H1 2015	2015	H1 2016
Gross rental income	**20,687**	**39,029**	**17,166**
Service charge income/(expenses)	(2,086)	(4,033)	(2,579)
Other property income /(expenses)	(444)	(561)	133
NET RENTAL INCOME	**18,157**	**34,435**	**14,720**
Income from finance leases (FL)	762	1,255	241
Earnings from property development	2	(22)	9
Other activities	-	(34)	(65)
Corporate expenses	(3,814)	(7,943)	(4,130)
CURRENT EBITDA(1)	**15,106**	**27,690**	**10,776**
Amortisation and depreciation	(57)	(609)	(645)
CURRENT OPERATING PROFIT	**15,049**	**27,081**	**10,130**
Charges net of provisions	135	(300)	4
Net other income and expenses	160	(61)	29
Gains on disposal of Investment Properties	1,146	(7,507)	(346)
Options exercised on FL properties	278	278	-
Gains on disposals of operating assets	(12)	(12)	9
Net profit or loss on disposals	**1,412**	**(7,241)**	**(337)**
OPERATING PROFIT BEFORE VALUE ADJ.	**16,756**	**19,479**	**9,826**
Fair value adjustment to Properties	(7,013)	3,753	2,385
Goodwill adjustment	-	-	-
Net balance of value adjustments	**(7,013)**	**3,753**	**2,385**
NET OPERATING PROFIT	**9,743**	**23,232**	**12,211**
Income from cash and cash equivalents	273	527	222
Gross financial cost	(5,228)	(9,632)	(4,052)
Net financial cost	**(4,954)**	**(9,105)**	**(3,830)**
Other financial income and expenses	(424)	(524)	(144)
Fair value adjustments to financial instr.	1,892	2,062	57
PROFIT BEFORE TAX	**6,257**	**15,665**	**8,295**
Current corporation tax	(212)	550	(572)
Other tax	(57)	(93)	(471)
Associates	(420)	(15,682)	(3,160)
Net profit from discontinued businesses	-	-	-
NET PROFIT	**5,567**	**440**	**4,092**
Net profit – Minority interests(2)	(0)	(0)	(0)
NET PROFIT – GROUP SHARE	**5,567**	**440**	**4,092**
EPRA adjustments	1,877	12,834	(725)
EPRA EARNINGS	**7,444**	**13,274**	**3,367**
Earnings per share (€)	0.43	(0.24)	0.30
Diluted earnings per share (€)	0.44	(0.18)	0.30
EPRA Earnings per share (diluted) (€)	**0.62**	**1.15**	**0.23**
Average number of shares (excl. Treasury Shares)	9,042,428	9,462,792	10,038,090
Average number of shares diluted (excl. TS)	10,272,956	9,688,680	10,263,978

(1) Current EBITDA represents the current operating profit excluding current depreciation and amortisation costs. In H1 2015, 2015 and H1 2016, this amount does not include the depreciation of buildings in inventory of the property development business of -€0.1m, -€0.1m and €0.0m respectively, which is recognised under other income and expenses.
(2) Non-controlling interests.

Consolidated balance sheet – Assets – Condensed presentation

(€000')	H1 2015	2015	H1 2016
Investment properties	463,246	456,396	489,395
Tangible assets	182	400	354
Intangible assets	1,923	1,408	849
Financial assets	17,220	11,889	15,361
Deferred tax assets	1,393	1,393	960
Shares and investments in associates (equity method)	54,214	38,831	34,775
TOTAL NON-CURRENT ASSETS	**538,178**	**510,318**	**541,694**
Buildings to be sold	106,705	58,457	25,113
Business sector to be sold	-	-	-
Finance lease loans and receivables	(209)	3,002	3,657
Inventory	5,844	5,844	3,723
Trade and other accounts receivable	17,185	12,527	11,685
Current tax assets	312	596	28
Other receivables	32,658	26,168	29,252
Cash and cash equivalents	5,759	6,698	3,402
TOTAL CURRENT ASSETS	**168,253**	**113,291**	**76,859**
TOTAL	**706,431**	**623,609**	**618,554**

Consolidated balance sheet – Liabilities – Condensed presentation

LIABILITIES (€000')	H1 2015	2015	H1 2016
Shareholders' equity (Group share)	298,337	291,728	284,830
of which BRS	*20,445*	*4,211*	*4,217*
of which PSL	*73,164*	*73,160*	*73,121*
Minority interests	0	(0)	(0)
TOTAL SHAREHOLDERS' EQUITY	**298,338**	**291,728**	**284,830**
Long-term borrowings	231,517	216,153	211,906
Financial liabilities	4,657	4,381	4,409
Provisions	3,579	4,476	1,906
Deposits and security payments received	5,512	5,267	5,611
Deferred and non-current tax liabilities	0	0	0
Other	(0)	(0)	(0)
TOTAL LONG-TERM LIABILITIES	**245,265**	**230,277**	**223,832**
Business sectors to be sold	-	-	-
Liabilities relating to buildings to be sold	64,676	30,562	18,970
Trade payables and other accounts payable	39,429	22,340	29,128
Borrowings and financial debt	55,812	45,823	59,745
Current tax liabilities	76	0	0
Tax and social charges	2,835	2,880	2,048
TOTAL CURRENT LIABILITIES	**162,828**	**101,605**	**109,892**
TOTAL	**706,431**	**623,609**	**618,554**

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 the ERV of the whole portfolio.

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

EPRA Performance Measures (EPM)

(€000')	H1 2015	2015	H1 2016
EPRA earnings	7,444	13,274	3,367
EPRA net asset value (excl. TT)	228,066	221,706	215,947
EPRA NNNAV (excl. TT)	256,342	249,980	246,395
EPRA occupancy rate (%)	88.5	85.8	87.0
Figures per share (€)	**H1 2015**	**2015**	**H1 2016**
EPRA earnings[1]	0.62	1.08	0.23
EPRA net asset value (excl. TT)	22.21	21.60	21.04
EPRA NNNAV (excl. TT)	24.96	24.35	24.00

(1) The average number of diluted shares (excluding treasury shares) was adjusted by the average number of new shares issued from BRS redemption.

EPRA Earnings (indirect method)

(€000')	H1 2015	2015	H1 2016
Net profit – Group share	**5,567**	**440**	**4,092**
Value adjustments for investment and development properties[1]	6,931	(3,818)	(2,377)
Net profit or loss on disposal	(1,412)	7,241	337
Goodwill adjustment	-	-	-
Fair value adjustments of financial instr.	(1,892)	(2,062)	(57)
Non-current tax, deferred and exit tax	40	79	469
Adjustments for associates	(1,790)	11,394	903
Minority interests in respect of the above	-	-	-
EPRA earnings	**7,444**	**13,274**	**3,367**
EPRA earnings (hors Banimmo)	**9,655**	**17,352**	**5,646**

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

(€000')	H1 2015	2015	H1 2016
Gross rental income	20,687	39,029	17,166
Net rental income	**18,157**	**34,435**	**14,720**
Other income	764	1,199	186
Corporate expenses	(3,814)	(7,943)	(4,130)
Current EBITDA[2]	**15,106**	**27,690**	**10,776**
Current operating profit	**15,049**	**27,081**	**10,130**
Other income and expenses[3]	213	(426)	41
Net financial cost	(4,954)	(9,105)	(3,830)
Taxes (current)	(229)	536	(574)
Miscellaneous (current)[3]	(424)	(524)	(144)
Associates (current)	(2,211)	(4,288)	(2,256)
Net current profit	**7,444**	**13,274**	**3,367**
EPRA Earnings (Net current profit – Gs[4])	**7,444**	**13,274**	**3,367**
EPRA Earnings (excl. Banimmo)	**9,655**	**17,352**	**5,646**
Other income and expenses[3]	82	64	(8)
Net profit or loss on disposals	1,412	(7,241)	(337)
Net balance of value adjustments	(7,013)	3,753	2,385
Fair value adjustments of financial instr.	1,892	2,062	57
Taxes (non-current)	(40)	(79)	(469)
Miscellaneous (non-current)[3]	(0)	(0)	(0)
Associates (non-current)	1,790	(11,394)	(903)
Net non-current profit	**(1,877)**	**(12,834)**	**725**
Net non-current profit – gs[4]	**(1,877)**	**(12,834)**	**725**
Net non-current profit – gs[4] (excl. Banimmo)	**(3,370)**	**(460)**	2,583
Net profit	**5,567**	**440**	**4,092**
Net profit – Group share	**5,567**	**440**	**4,092**

NB: The Banimmo sub-group is consolidated under the equity method. Banimmo's accounts are currently under limited 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 H1 2015, 2015 and H1 2016, this amount does not include the depreciation of buildings in inventory of the property development business of -€0.1m, -€0.1m and €0.0m 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')	H1 2015	2015	H1 2016
Net profit – Group share	**5,567**	**440**	**4,092**
PSL charges	(1,073)	(2,135)	(993)
BRS charges	(610)	(590)	(110)
Net profit – Group share adjusted for the earnings per share	3,884	(2,285)	2,989
BRS 1 and 2 adjustments	610	590	110
Net profit – Group share adjusted for the diluted earnings per share (after conversion of BRS)	4,494	(1,696)	3,099
EPRA adjustments	1,877	12,834	(725)
EPRA earnings adjusted for the PSL charges for calculation of EPRA earnings per share	**6,371**	**11,139**	**2,374**
Earnings per share (€)	0.43	(0.24)	0.30
Diluted earnings per share (€)	0.44	(0.18)	0.30
EPRA earnings per share (€) (diluted)[1]	**0.62**	**1.08**	**0.23**
EPRA earnings per share (€) (diluted) (excl. Banimmo)[1]	**0.84**	**1.48**	**0.45**
Outstanding number of shares	9,051,431	10,056,071	10,056,071
Average number of treasury shares	(9,003)	(593,279)	(17,981)
Average number of shares (excl.Tr. shares)	9,042,428	9,462,792	10,038,090
Number of new shares from BRS redemption[1]	1,230,528	806,652	225,888
Average number of diluted shares (excl.Tr. shares)[1]	**10,272,956**	**10,269,445**	**10,263,978**

(1) The average number of diluted shares (excluding treasury shares) was adjusted by the average number of new shares issued from BRS redemption.

IFRS NAV

(€000')	H1 2015	2015	H1 2016
Shareholders' equity (before allocation)	298,337	291,728	284,830
of which BRS	*20,445*	*4,211*	*4,217*
of which PSL	*73,164*	*73,160*	*73,121*
Of which treasury shares	*(224)*	*(268)*	*(267)*
Of which other	*204,953*	*214,624*	*207,758*
PSL adjustments	(73,164)	(73,160)	(73,121)
Diluted IFRS NAV excluding transfer tax	225,173	218,568	211,708
Transfer tax (gs[1])	36,158	33,375	35,685
Diluted IFRS NAV incl. transfer tax	261,331	251,943	247,393
Diluted IFRS NAV exc. transfer tax per share	**21.93**	**21.29**	**20.62**
Diluted IFRS NAV incl. transfer tax per share	25.45	24.54	24.10
Outstanding number of shares	9,051,431	10,056,071	10,056,071
Treasury shares	(13,417)	(16,933)	(17,154)
Converted BRS	1,230,528	225,888	225,888
Number of diluted shares (excl. treasury shares)	**10,268,542**	**10,265,026**	**10,264,805**

(1) Gs stands for Group share.

EPRA NAV

(€000')	H1 2015	2015	H1 2016
Diluted IFRS NAV excl. transfer tax	225,173	218,568	211,708
EPRA adjustments	2,893	3,138	4,239
of which fair value of financial instruments	7,250	7,256	8,081
Derivatives at fair value (gs[1]) - Assets -	249	214	275
Derivatives at fair value (gs[1]) - Liabilities -	7,499	7,471	8,356
of which net deferred tax	(4,357)	(4,118)	(3,843)
Assets - deferred tax (gs[1])	4,357	4,118	3,843
Liabilities - deferred tax (gs[1])	0	0	0
EPRA NAV excl. transfer tax	228,066	221,706	215,947
EPRA NAV incl. transfer tax	264,225	255,081	251,632
EPRA NAV excluding transfer tax per share (diluted)	**22.21**	**21.60**	**21.04**
EPRA NAV incl. transfer tax per share (diluted)	25.73	24.85	24.51

(1) Gs stands for Group share.

EPRA NNNAV

(€000')	H1 2015	2015	H1 2016
EPRA adjustments	(2,893)	(3,138)	(4,239)
Change of debt fair value[(1)]	31,169	31,413	34,687
EPRA NNNAV excl. transfer tax	256,342	249,980	246,395
EPRA NNNAV incl. transfer tax	292,500	283,355	282,080
EPRA NNNAV excl. transfer tax per share (diluted)	**24.96**	**24.35**	**24.00**
EPRA NNNAV incl. transfer tax per share (diluted)	28.49	27.60	27.48

(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	21.6	156,530	3.3	23.6	14.2%
Retail	7.9	56,108	1.3	8.9	14.6%
Warehouses and Industrials	6.0	144,335	0.3	5.5	5.2%
Total	**35.5**	**356,973**	**4.9**	**38.1**	**13.0%**

(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.

Capitalisation rate

The capitalisation rate corresponds to the headline rent divided by the market value including transfer taxes of the buildings in the rental properties on the closing date.

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.