

Bezannes, July, 28, 2020



STRENGTHENING IN THE FREY RETAIL FUND: FREY EXPANDS ITS OPEN-AIR SHOPPING CENTER PORTFOLIO

Frey, a real estate company specialising in open-air shopping centres, today announced the acquisition of AG Real Estate's stake in the Frey Retail Fund 2 (FRF 2) investment vehicle, thereby becoming the majority shareholder in FRF, alongside its long-standing partner Crédit Agricole Assurances¹. This strategic transaction enables Frey to strengthen its position in high quality assets known to the company and offering solid performances.

The FRF 2 portfolio consists mainly of 4 prime open-air shopping centres in Belfort, Cormontreuil, Dechy and Torcy (70,000 sqm in total), and 7 smaller assets located in leading sites in their catchment areas. Valued at €184 million excluding duties at 30 June 2020, the portfolio's assets show solid fundamentals: high occupancy rate, attractive rent for the tenants and a net yield (including duties) of 6.7% at 30 June 2020.

The transaction will be paid by the delivery of 650,000 Frey shares held in treasury stock and a cash payment of €20.2 million² financed from the company's own resources. Following the transaction, AG Real Estate's total stake in FREY will increase from 10.0% at 30 June 2020 to approximately 12.7%. AG Real Estate has sign an undertaking to retain the 650 000 FREY shares for a period of 6 months following the date of completion of the transaction.

Following the transaction, the Frey Retail Fund will be fully consolidated in Frey's financial statements.

About FREY

A planner, developer, investor and manager, FREY is a real estate company specialising in major urban renewal operations as well as the development and operation of open-air shopping centres. Its Shopping Promenade®, an open-air shopping centre, offers a complete range of shopping and leisure activities to create an "enhanced experience" for the whole family. Thanks to its unique expertise, Frey has become a recognised French leader in this resilient asset class, with a deep market (creation, extension, renovation) and in perfect harmony with the expectations of consumers, brands and local authorities. Another structuring pillar of FREY's know-how is the large mixed urban projects, which it develops with the support of its dedicated subsidiary CITIZERS. Frey is listed on compartment B of Euronext Paris. ISIN: FR0010588079 - Mnemo: FREY.

CONTACTS:

Sébastien Eymard – Deputy Chief Executive Officer

Emmanuel La Fonta – Chief Financial Officer and Human Resources

Mathieu Mollière - Director of Communications, Marketing and Innovation - Tel.: + 33 (0)3 51 00 50 50

Agnès Villeret – Investor relations and financial press

KOMODO - agnes.villeret@agence-komodo.com - Tel.: 06 83 28 04 15

Victoire Birembaux – Corporate press relations

¹ Frey now owns 62% of FRF 2 and 67% of FRF 1.

² This amount may be adjusted upwards or downwards depending on FREY's half-year financial statements at 30 June 2020.

Agence Première – victoire.birembaux@agencepremiere.com - Tel.: +33 (0)6 67 40 02 60

About AG Real Estate

AG Real Estate, a wholly-owned subsidiary of AG Insurance, is an integrated property operator active in Belgium, France, Luxembourg and on certain select European markets with expertise in different lines of business: Asset & Property Management, Development & Construction Management, PPP and real estate financing, as well as in Car Park Management through its subsidiary Interparking.

A company active in urban real estate, AG Real Estate has more than 250 employees with varied profiles and areas of expertise. With a portfolio of more than €6.5 billion under management for its own account and on behalf of third parties, AG Real Estate is endeavouring to provide a responsible response to new urban needs and to implement a sustainable development policy as to make its projects even more meaningful.

More information on www.agrealestate.eu