ALTAREA COGEDIM

2017 Half-year results

LEADING DEVELOPER IN FRENCH GATEWAY CITIES

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AGENDA

INTRODUCTION

GROWTH(S)

RESIDENTIAL

Increased sales

Upscaling results

RETAIL

Performance improvement across all operational indicators

OFFICE PROPERTY

Business model ramp up

(new orders, rentals, deliveries)

FINANCE

Strengthening financial resources

(debt and equity)

GROWTH(S)

Retail NRI

€88.8m **+3.7%**

Property Development New Orders
(Residential and Offices)

€1,869m (incl. tax) **+55%**

Residential sales

4,822 units **+21%**

vs 30/06/16

FFO/share (1)

€7.58 **+9.0%**

vs 30/06/16

Going-concern NAV/share (2)

€160.0 **+20.6%**

vs 30/06/16

LTV

37.4% vs **37.2%**

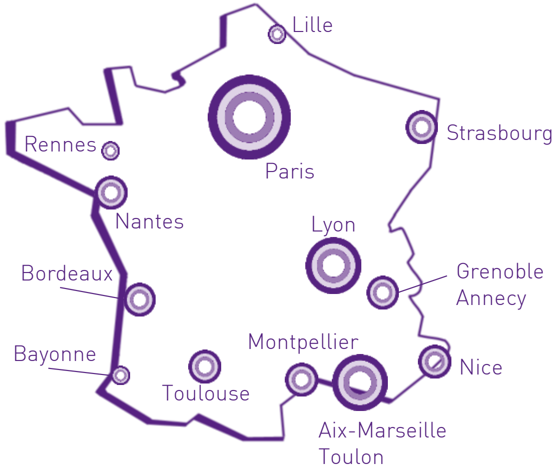
at 31/12/16

(1) After dilution.
(2) After dilution and dividend impact of €11.50 per share detached on 16/05/2017.

BUILDING GATEWAY CITIES

A TAILOR MADE APPROACH TO EACH GATEWAY CITY

Targeting gateway cities



3.5 million m²
under development,
all products combined

€16.3 billion
potential value

figures at 100%

A comprehensive answer

1. **Urban areas**: strengthening the existing urban fabric

Montparnasse

Austerlitz

Issy Coeur de Ville

2. **Greater Paris areas**: Creation of city districts connected to transportation hubs

Massy

Bobigny

Bezons

3. **Regional gateway cities**: support in development

PARIS INNER CITY: MONTPARNASSE DISTRICT

Montparnasse Rail Station (1)

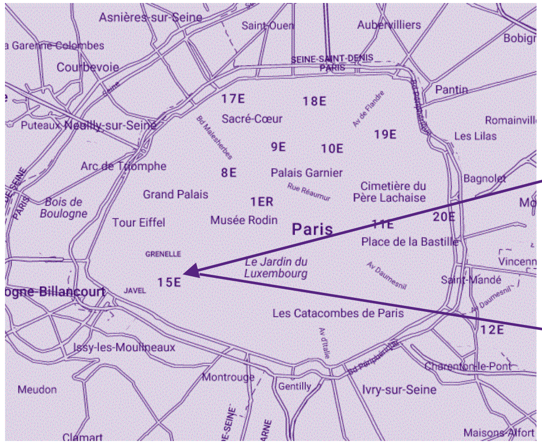
18,200 m² GLA of retail surface area

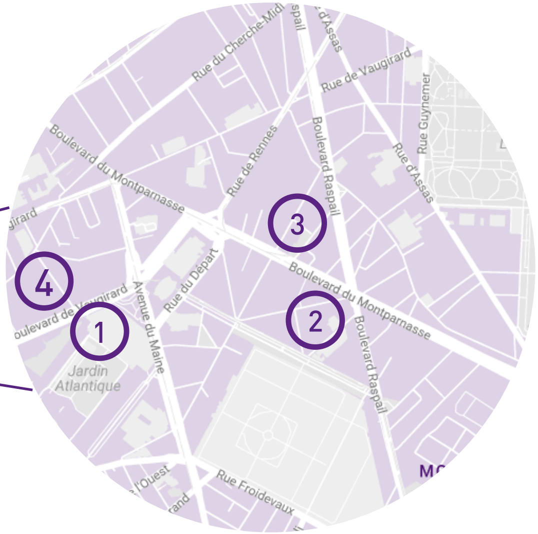
90 shops

1,900 parking spaces

30 restaurants

Delivery: 2018 - 2020





Raspail (3)

10,000 m² GLA

7 floors/5 floors underground

Delivered: end of 2015

Campagne Première (2)

133 residential units

1 nursery

1 retail unit

Delivery: 2019

Vaugirard (4)

29,000 m² GLA

Delivery:
2018

GREATER PARIS: BUILDING THE NEW MASSY

Place du Grand Ouest (1)

100,000 m² mixed-use area

850 residential units
1 conference centre
1 hotel
1 multiplex cinema
1 retail, services & restaurants complex
1 nursery
1 public car park with 550 spaces

Delivery: 2017

Illuminance (2)

13,000 m²

280 residential units
195 parking spaces
27 convenience stores
Delivery: 2017

Domaine de Coulanges / OZ (3)

633 residential units

Programmes delivered in 2012

GRAND LYON: VILLEURBANNE – LA SOIE

Carré de soie ①

Shopping and leisure centre

51,000 m² GLA

View One ②

15,500 m² GLA

12,500 m² of offices

1,300 m² of retail units

Delivery: 2017

③

Existen'ciel

152 residential units + 6 retail units

Evidence

123 residential units

Jardins de la soie

78 residential units

Reflets de soie

72 residential units

Respire

60 residential units

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RETAIL

RETAIL

Portfolio: high-performing assets

42	€111m	€4.7bn	5.05%
assets	average value	portfolio value	capitalisation rate

OUR TENANTS

146
Leases signed

+2.3%
Tenants' revenue
vs -1.6%
(source: CNCC)

OUR RENTAL INCOME

+3.7%
net rental income

+4.1%
rental income on a like-for-like basis

Pipeline: strong creation of embedded value

17	€1.9bn	7.6%
projects	net investment	pipeline return

+65%
pipeline's potential rental income
vs. current rental income from portfolio

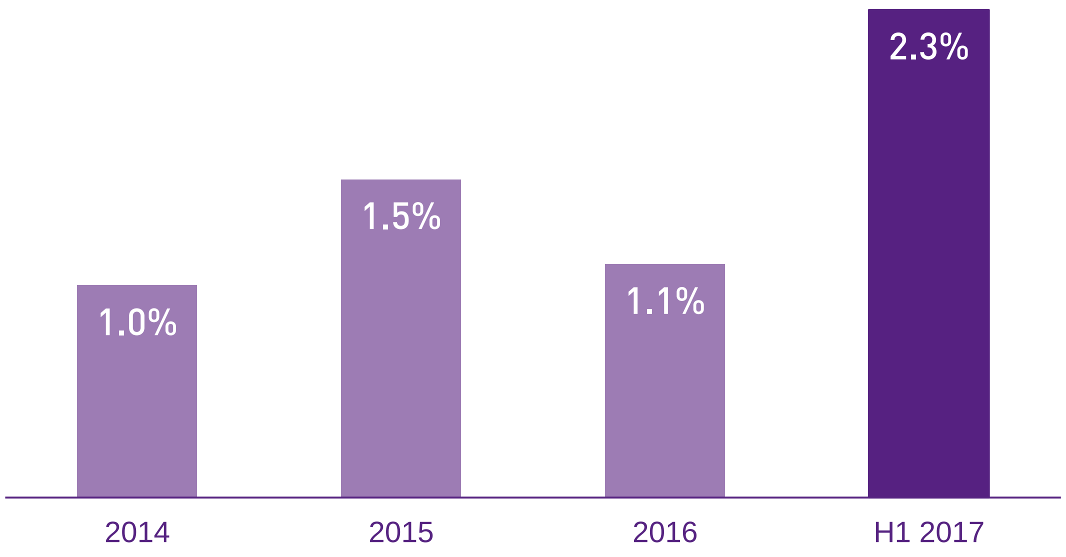
2019 – 2023
delivery timescale

figures at 100%

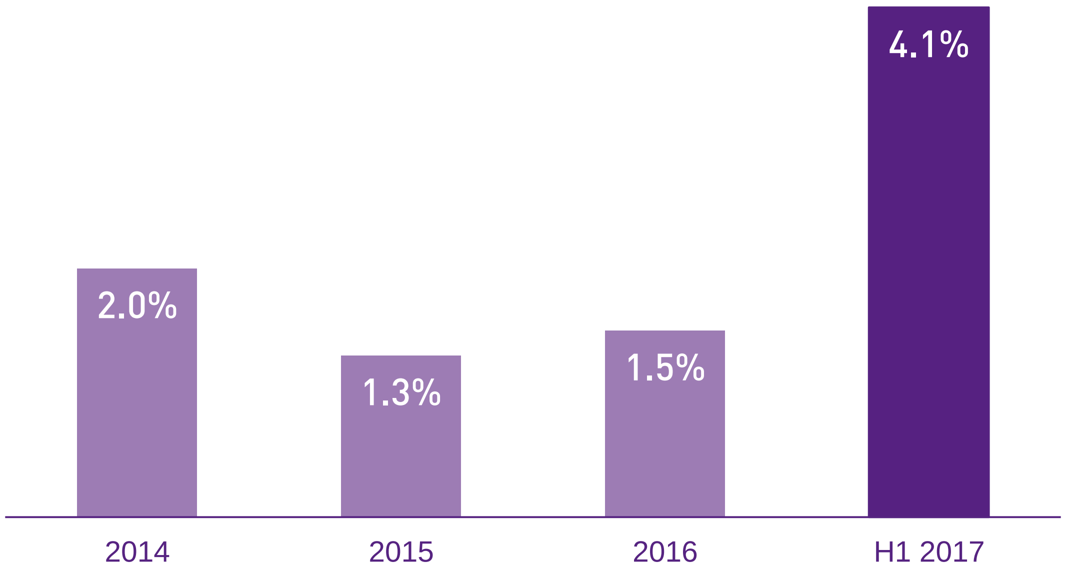
(1) Potential rents amounting to €142.5 million compared to a current portfolio generating €220.8 million in rent today (figures at 100%).

PORTFOLIO: EXCELLENT PERFORMANCE

Tenants sales



Rental income on a like-for-like basis



ENHANCING THE CUSTOMER EXPERIENCE

Leisure	New brands & new concepts	Digital

Leisure

Multiplex, fitness centres, theme parks, bowling alleys, etc.

New brands & new concepts

FIVE GUYS
MICHAEL KORS
HEMA
MINI WORLD LYON
ACTION
OLD WILD WEST
MAISON PRADIER Depuis 1859
NikeFactoryStore

Fashion, homeware, restaurant, leisure, etc.

Digital

Digital Wave Cap 3000
ADETEM's award of Excellence in marketing
(Customer Experience Silver award)

CAP 3000: EXTENSION UNDERWAY

April 2017

Opening of 9 stores over 2,100 m²:
completion of refurbishments & launch of extension works

HEMA
PALAIS DES THÉS
adidas
UNITED COLORS OF BENETTON.
Alice Délice
Jennyfer
BOCAGE
Old River
A|X ARMANI EXCHANGE

2018

New iconic entry
and high-end mall

2019

Delivery of the extension's main
section (+150 stores in total)

MONTPARNASSE RAIL STATION: LETTING STARTED

90 million users in 2020

18,200 m² GLA of retail surface area

90 shops

1,900 parking spaces

30 restaurants

50% of the retail units opened by the end of 2018

A real urban hub for long-distance passengers, commuters, workers and residents of this key district

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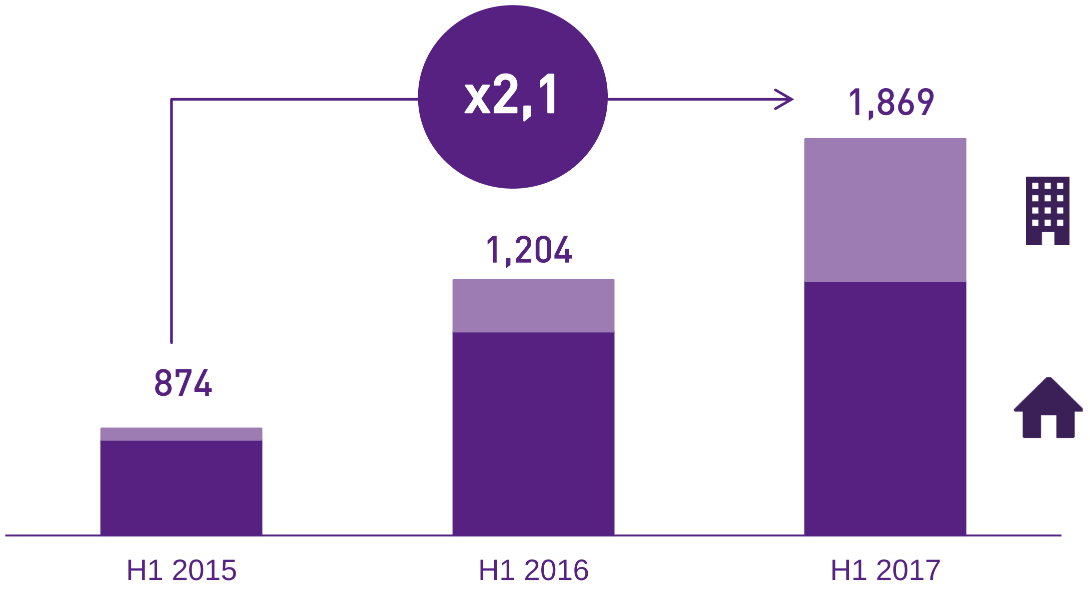
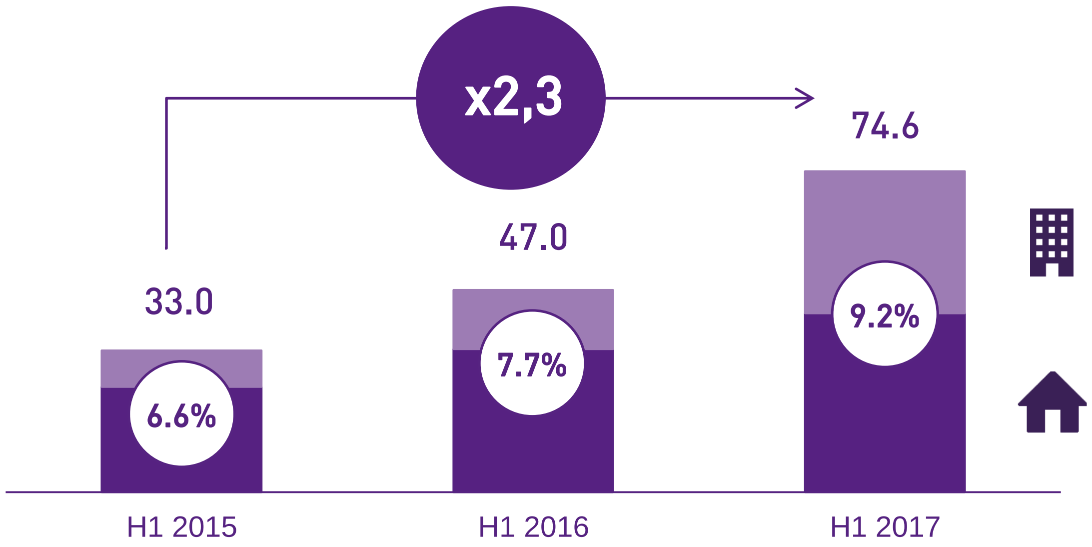
PROPERTY DEVELOPMENT

PROPERTY DEVELOPMENT (OFFICES & RESIDENTIAL)

New orders



Operating income and margin



(in €m)

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RESIDENTIAL

RESIDENTIAL: BUSINESS AND FINANCIAL PERFORMANCE

COMMERCIAL LAUNCHES	NEW ORDERS	BACKLOG
1,406 €m (incl. tax)	1,199 €m (incl. tax)	2,929 €m (excl tax)
+7%	+25%	+11%
5,863 units	4,822 units	vs 31/12/2016

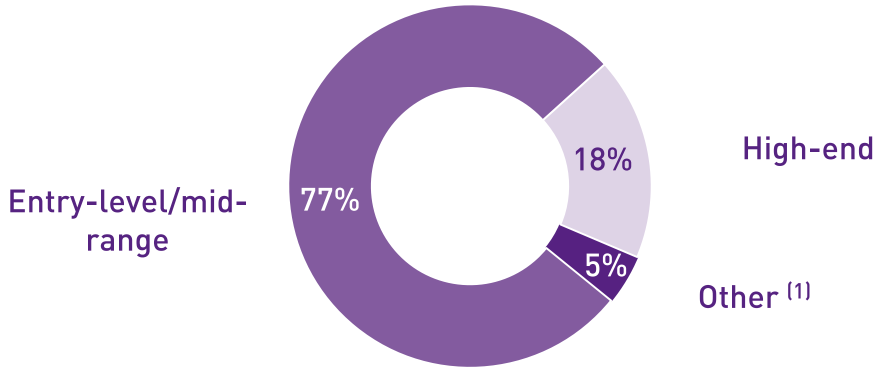
€641m revenue (excl. tax) **+27%**

€41.6m operating income **+25%**

6.5% margin (operating income/revenue)

NEW ORDERS: €1,199M, +25%

All dwellings

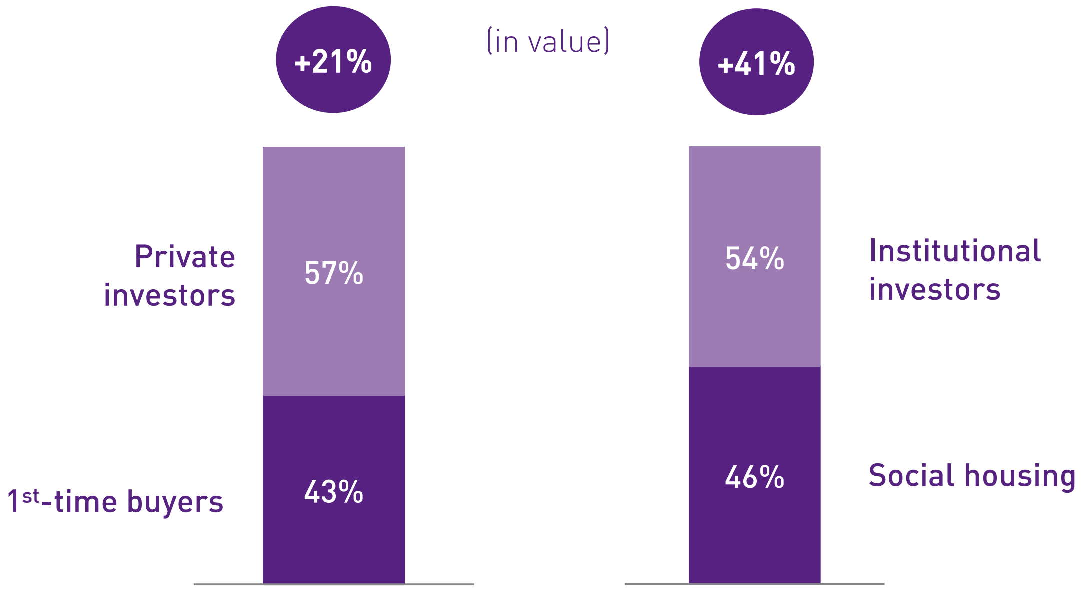


(base 4,822 units)

€249k (incl. tax)
average price

All customers (2)

(in value)



76%
detail

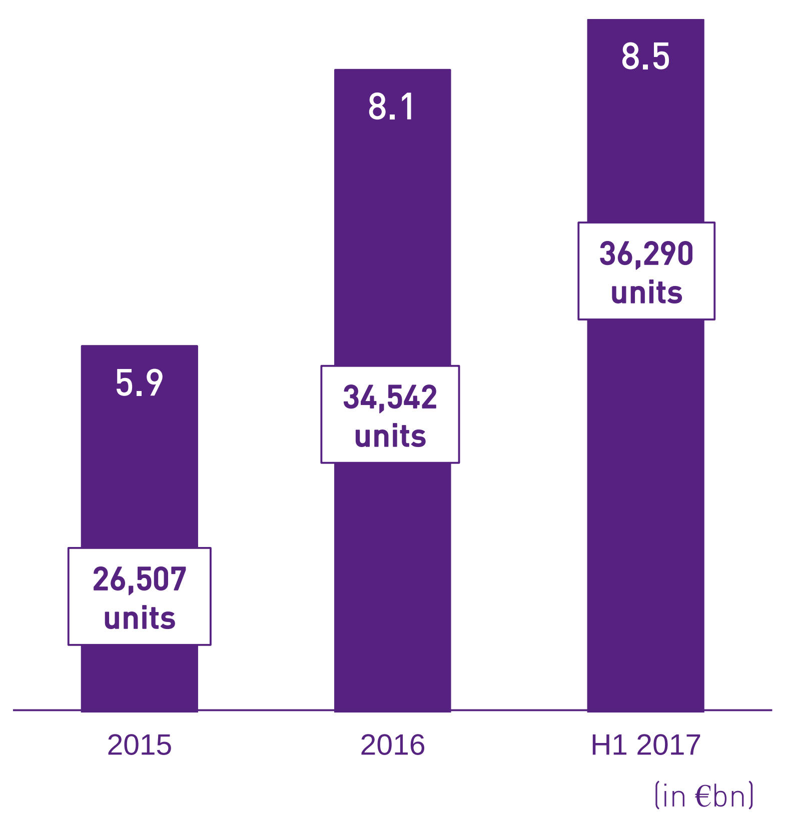
24%
block sales

(1) Including 2% Serviced Residences and 3% Renovation.
(2) Cogedim.

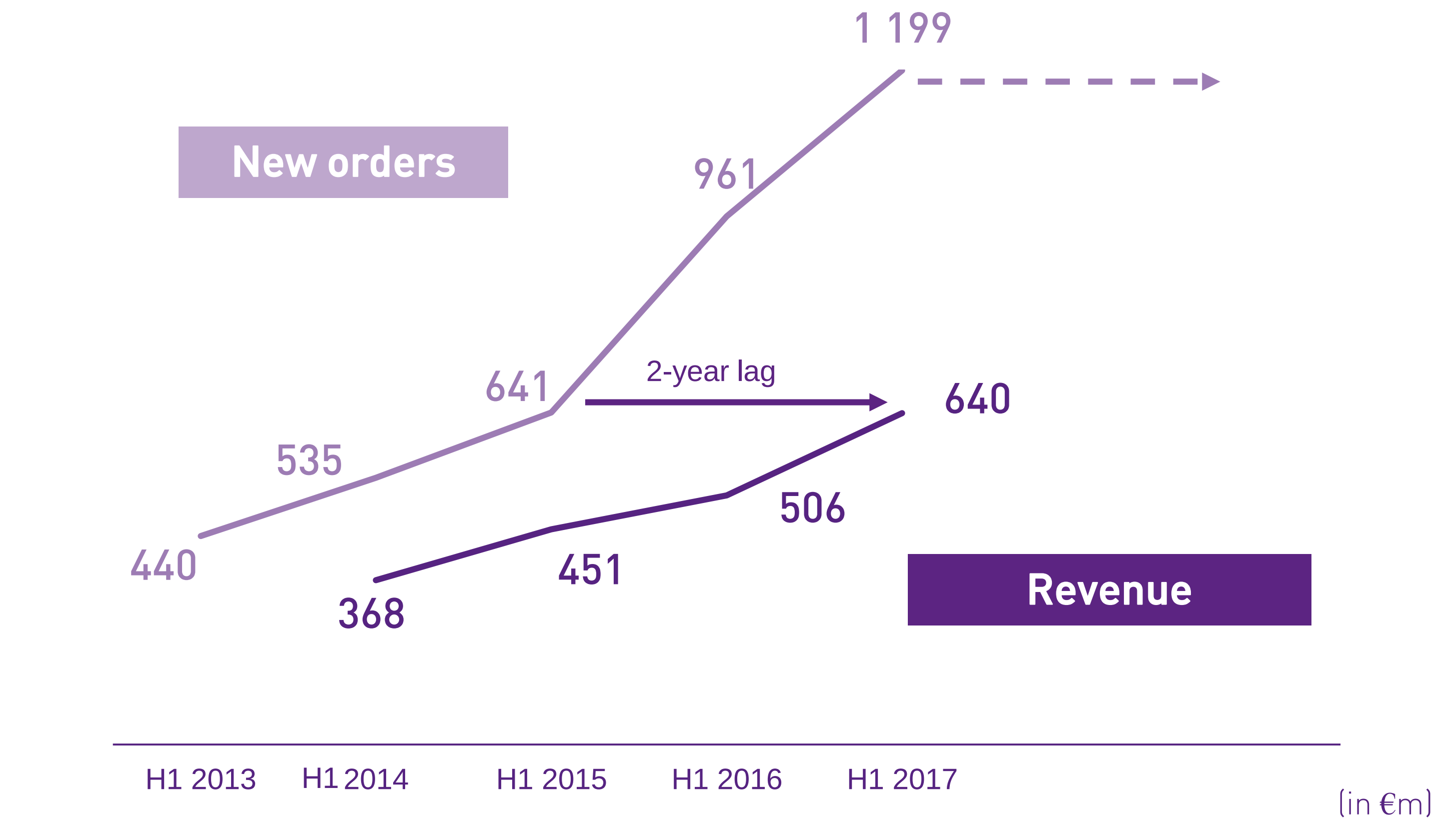
STRONG EMBEDDED GROWTH

Today's portfolio creates tomorrow's new orders and the day forward's revenue

Current portfolio



A 2-year lag between new orders and revenue



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OFFICE PROPERTY

OFFICE PROPERTY: BUSINESS AND FINANCIAL PERFORMANCE

PIPELINE	NEW ORDERS	DELIVERIES
4,629 €m (excl. tax)	**669** €m (incl. tax)	**11** offices
851,800 m²	160,500 m²	110,000 m²
figures at 100%	**x2.8**	**x1.9**
		figures at 100%

€166m Revenue (excl. tax) **+57%**

€33m operating income **x2.4**

19.8% margin (operating income/revenue)

SIGNIFICANT LETTINGS

≥ €60m of rents (all combined together) and 115 300 m²

Pont d'Issy – Issy-les-Moulineaux	Kosmo – Neuilly-sur-Seine	Richelieu – Paris 2ème
56,500 m²	**27,000 m²**	**31,800 m²**
		
Off-plan sale agreement signed Works started Ongoing lease signature Delivery in summer 2020	Works initiated in September 2016 Ongoing lease signature Delivery in Q1 2019	Off-plan sale agreement signed Building permit obtained Lease signed with Altarea Cogedim Delivery in H2 2019

A UNIQUE MODEL

54 projects

851,800 m²

€4.6bn
potential value at 100%

Medium-term Investor	Developer	Service provider
		
LANDSCAPE [1] – La Défense	FHIVE – rue des archives	52 Champs-Elysées

Restructuring towards a medium-term disposal

Direct investment or through Altafund

For 100% external investors / users

For projects in which the Group acts as medium-term co-investor

(1) Ex Tours Pascal.

MEDIUM-TERM INVESTOR: VERY STRONG EMBEDDED VALUE CREATION

8 projects

262,600 m²

€1.9bn
cost price
figure at 100%

6.6%
return

30%
average share of Group interests

2017 → 2021

KOSMO
Neuilly-sur-seine

RICHELIEU
Paris

PONT D’ISSY
Issy-les-Moulineaux

LANDSCAPE (1)
La Défense

TOUR ERIA
La Défense

ISSY CŒUR DE VILLE
HUGO

ISSY CŒUR DE VILLE
LECLERC & VERNET
Issy-les-Moulineaux

LA PLACE
Bobigny

(1) Ex Tours Pascal.

DEVELOPER: RECURRING ACTIVITY FLOW

51 projects
(Off-plan/property sale agreement)

802,300 m²

€2.3bn
revenue (excl. tax)

For 100% external investors / users

Bordeaux Belvédère

43 projects

539,700m²

€1.3 bn revenue (excl. tax)

For projects in which the Group acts as medium-term co-investor

Pont d'Issy

8 projects

262,600m²

€0.9 bn revenue (excl. tax)

SERVICE PROVIDER: SECURED ADDITIONAL INCOME

3 DMC projects

49,500 m²

For 100% external investors / users

16 Matignon

52 Champs-Elysées

For projects in which the Group acts as medium-term co-investor







The Group earns fees for:

- Delegated mandate contract
- Development
- Commercialization
- Disposals
- Asset management
- Fund management

THE OFFICE OF THE FUTURE

in the heart of a district	To serve user…	… and stakeholders
		
Opening buildings up to the city (halls, gardens, terraces) **Mixing spaces** (retail, showroom, cafeteria)	**Design buildings adapting to usages** **Optimise employee comfort** **Create hubs for meeting and exchanging ideas**	**Embody the corporate brand** **Design sustainable buildings**

FINANCIAL PERFORMANCE

VERY STRONG IMPROVEMENT IN RESULTS

Revenue
Strong growth of property development revenue

€912.3m +26.1%

Recurring net result (FFO)
FFO/share dilution impact

€115.4m +25.5% 7.58 €/share +9.0%

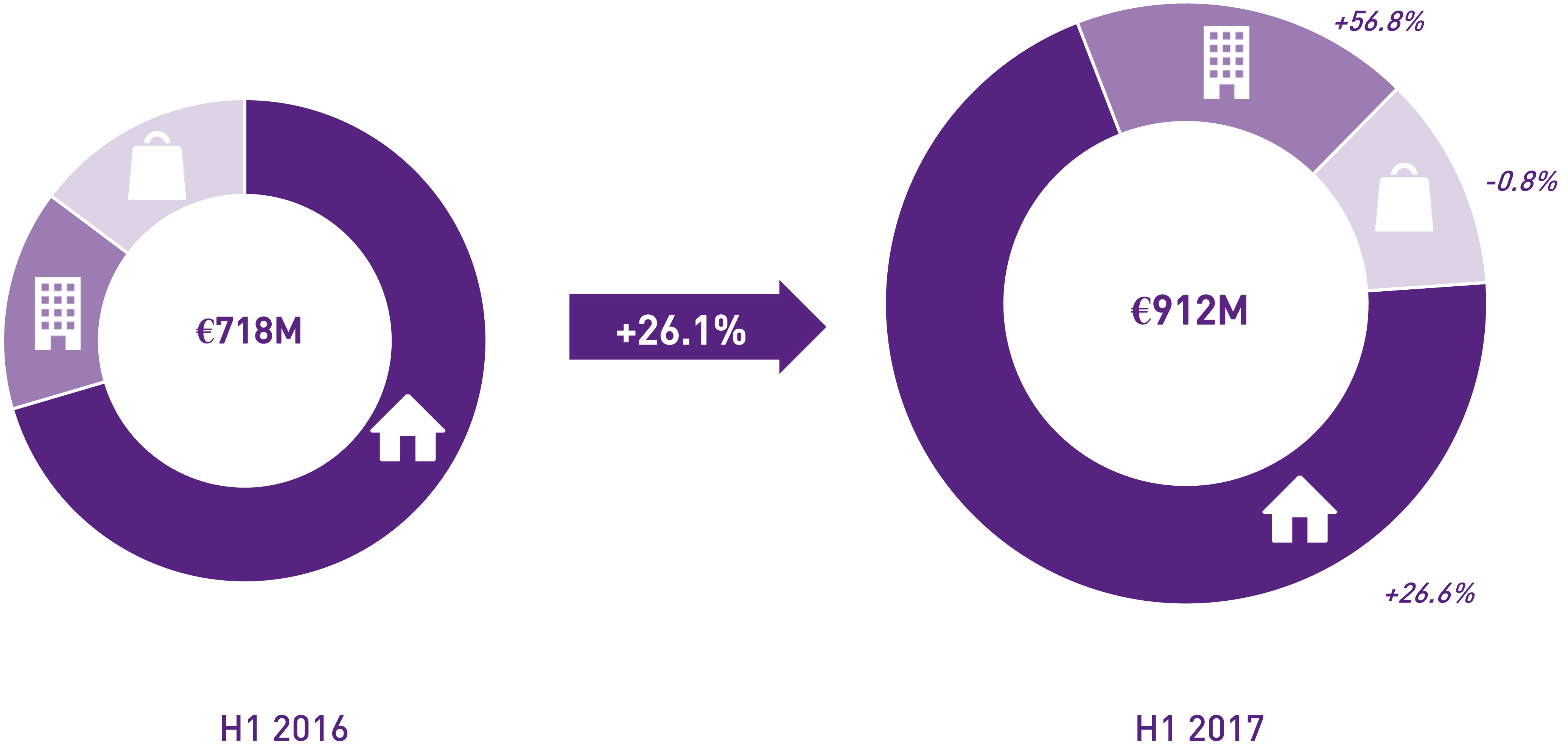
Going concern NAV
Retail value creation

€2,567.8m +28.8% 160.0 €/share +20.6% in one year

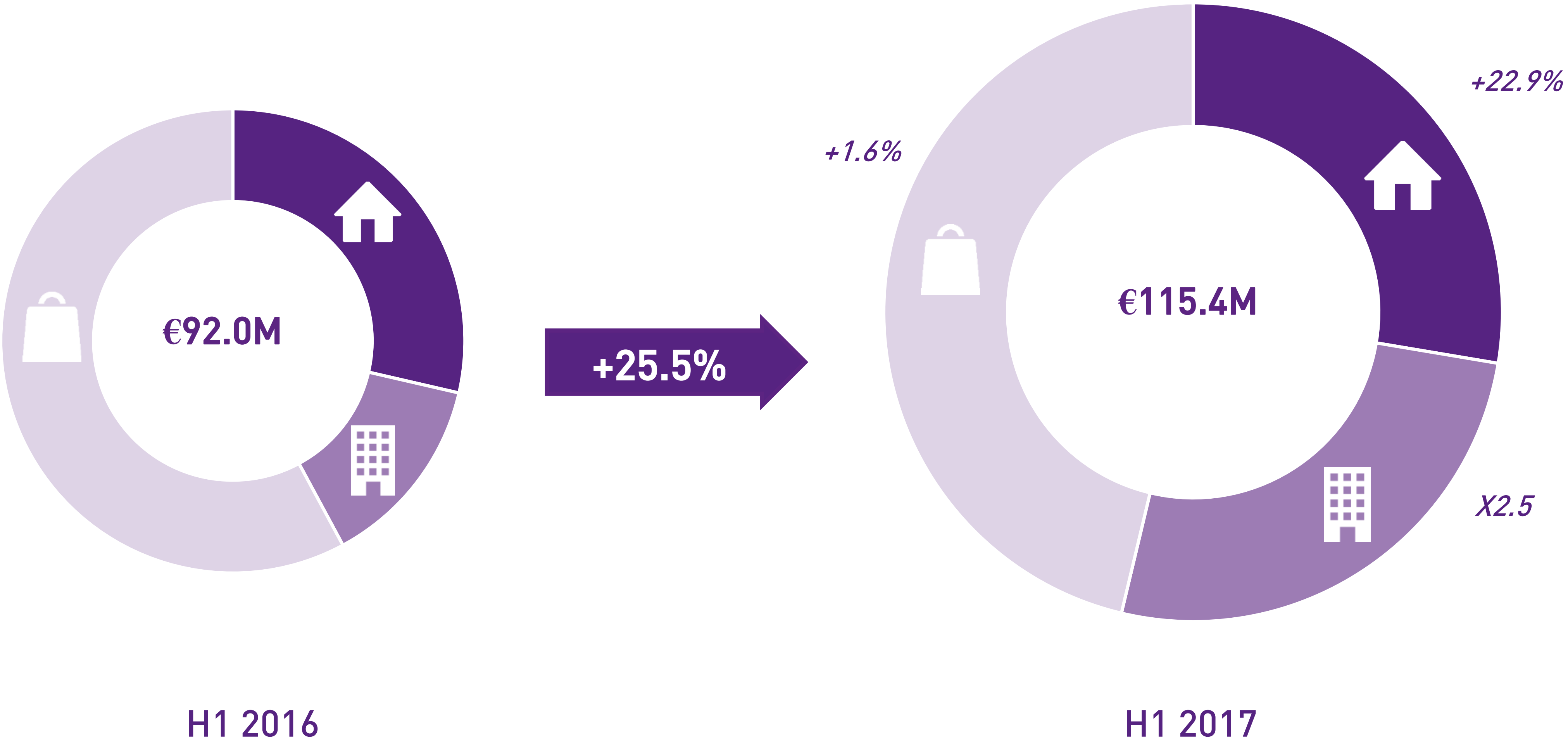
Loan To Value

37.4% +20 bps

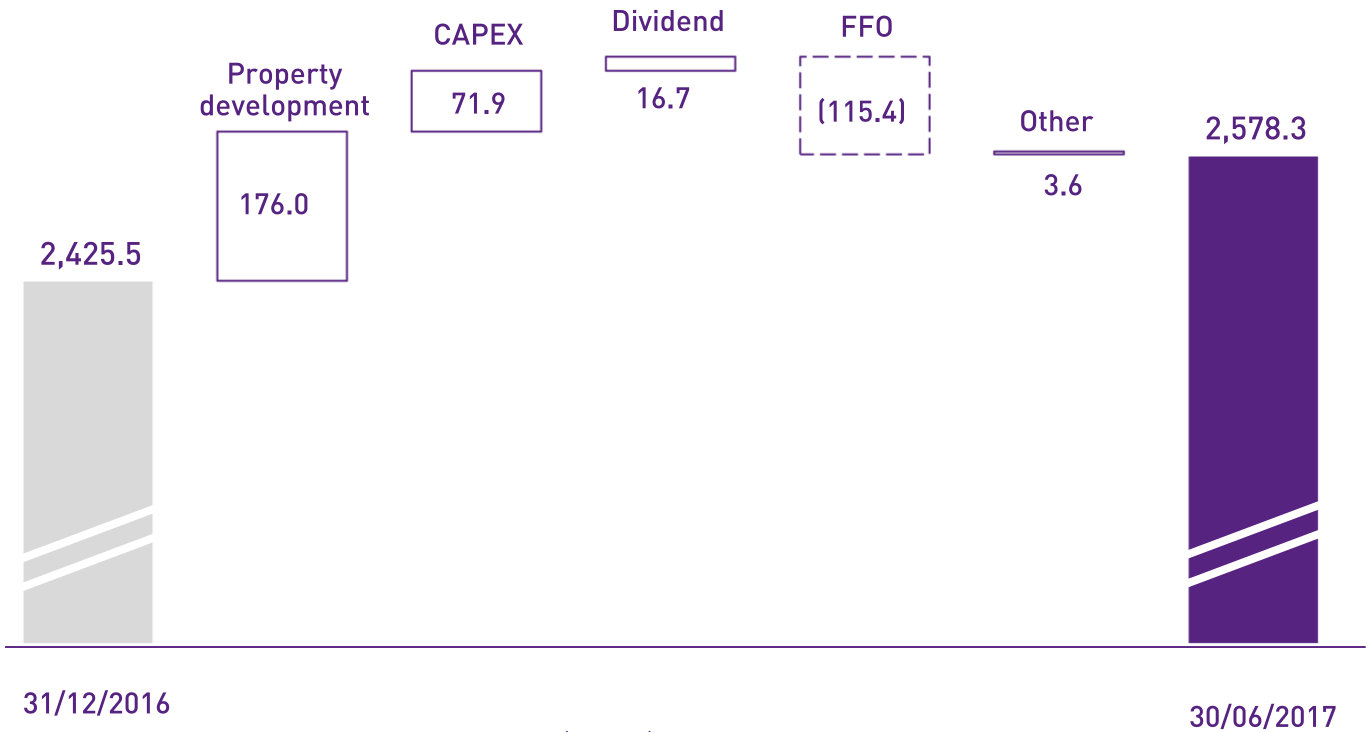
REVENUE: €912.3M, +26.1%



RECURRING NET RESULT (FFO): €115.4M, +25.5%



NET DEBT



(in €M)

37.4%
LTV
(+20 bps vs 31/12/2016)

5 years 5 months
duration

1.77%
average cost

ENHANCED FINANCIAL RESOURCES

Equity

€157.1m
payment of scrip dividend

91.69%
subscription rate

1,021,555
new shares created

Inaugural bond issue (unrated)

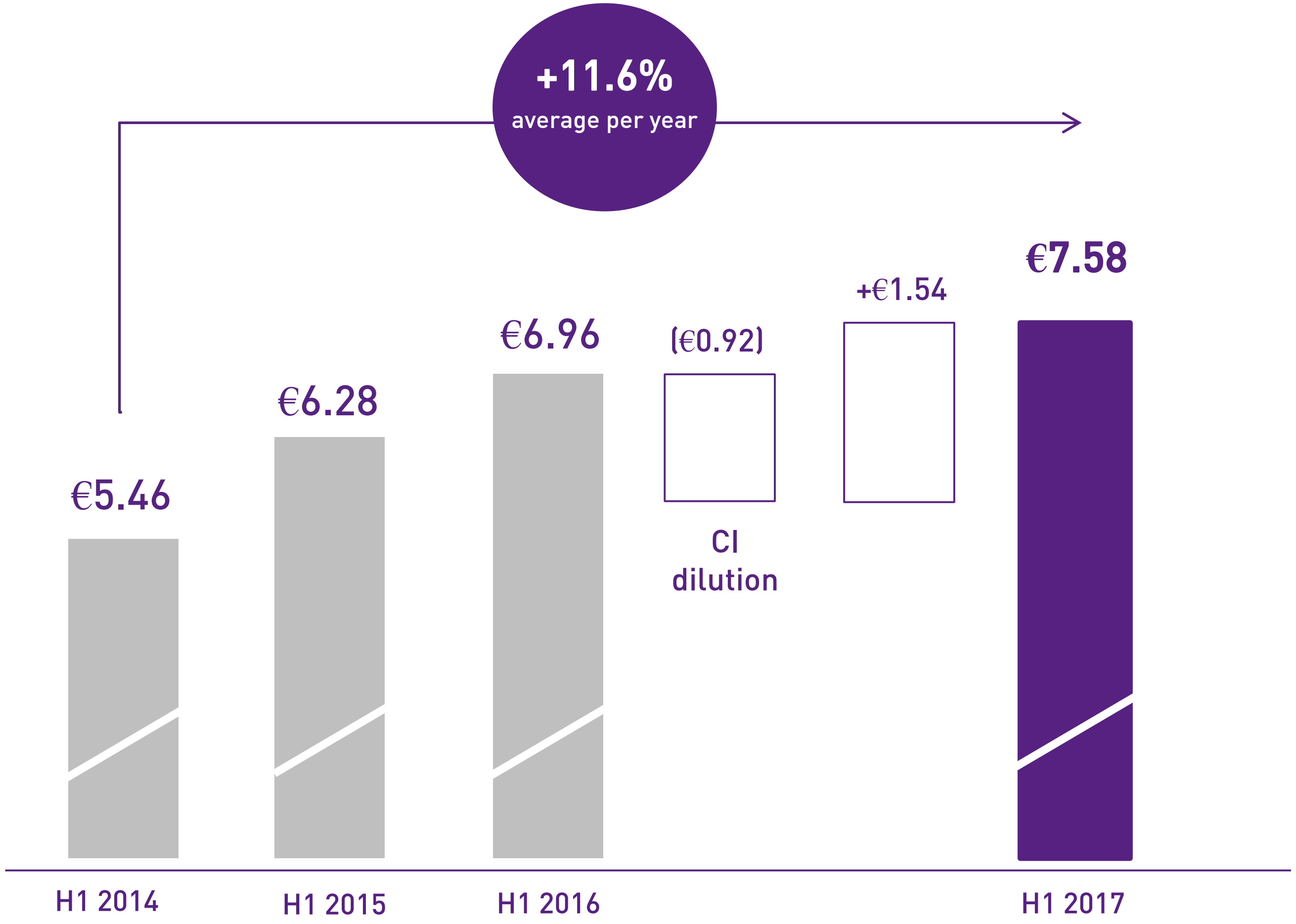
- **New step toward the credit market**
- **Confidence of major European investors** *in the Group's unique model (REIT and developer)*
- **Continuation of the diversification and disintermediation financing strategy**

€500m
July 2017

7 years
maturity

2.25 %
fixed annual coupon

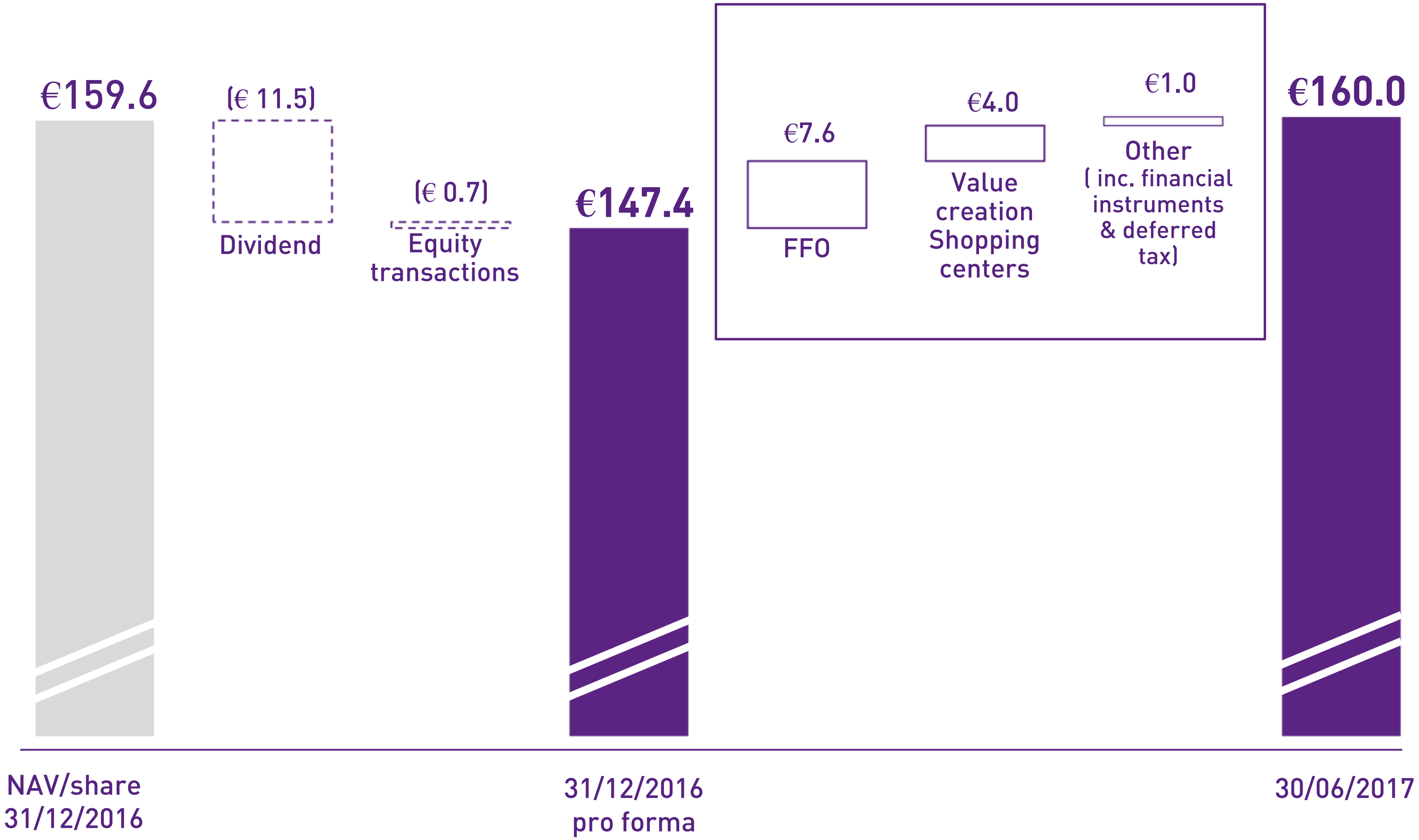
FFO/SHARE: GROWTH SUPERIOR TO DILUTION



€7.58
FFO/share

+9%

GOING-CONCERN NAV: +€12.6/SHARE THROUGH VALUE CREATION OVER THE HALF-YEAR



(€/share)

€160.0
NAV/share

20.6%
(in one year)

OUTLOOK

GUIDANCE AND OUTLOOK

2017 targets confirmed

≥ €16.0

FFO/share

≥ €11.5

dividend/share

Operational targets

10,000+ recurring units

Lease and sale

Implementing the pipeline

Outlook

Strong visibility 2018 - 2019

40-45%

LTV

Dividend growth

APPENDICES

GLOSSARY (1/4)

AltaFund: A discretionary investment fund, created in 2011, with €650 million in equity of which Altarea Cogedim is one of the contributors alongside leading institutional investors. In March 2015, the Group increased its AltaFund capital allocation from €100 million to €150 million, thereby increasing its interest in new programmes initiated by AltaFund since 2015 to 30%.

Average cost of debt: Complete average cost, including arranging fees and commitment fees.

Bad debt: Net amount of allocations to and reversals of provisions for bad debt plus any write-offs during the period as a percentage of total rent and expenses charged to tenants, at 100%. Excluding property being redeveloped.

BREEAM In-use: BRE Environmental Assessment Method in-Use. Certification for environmental performance of building operation. Developed by the Building Research Establishment (BRE), it is now applicable throughout the world through the BREEAM in-Use International pilot standard.

CAGR: Average annual growth rate.

Capitalisation rate: Net rent income / assessed value (excluding transfer taxes)

Change in rental income on a like-for-like basis: Change in rental income on a like-for-like basis, excluding assets under refurbishment.

CNCC: Conseil National des Centres Commerciaux, the French federation of shopping centres. French professional organisation of all shopping centre industry professionals, which publishes an index of revenue earned in the shopping centres of the member companies.

Cost price: Total development budget including interest expenses for the transaction and capitalised internal costs (including land price).

Entry-level and mid-range Residential: Programmes with a sale price below €5,000/m² in Paris Region and €3,600/m² in the regions, specifically designed to meet affordable housing and investment requirements (Pinel system).

Financial vacancy rate: Estimated rental value (ERV) of vacant units as a percentage of total estimated rental value. Excluding property being redeveloped and in arbitrage.

Footfall: Change in the number of visitors, measured by Quantaflow at equipped shopping centres, and by counting the number of cars in retail parks (excluding travel retail).

FPI: Fédération des Promoteurs Immobiliers, the French federation of real estate developers, which publishes a yearly index of its members' sales.

GLOSSARY (2/4)

Future offering (residential): Land portfolio consisting of controlled projects (through preliminary sales agreements, almost exclusively in unilateral form) which have not yet begun. (incl. taxes value when expressed in euros).

Gateway cities: Major conurbation concentrating the local population movements, activities and wealth of a regional urban area, with a population of over 300,000. On 7 August 2015, the law concerning the New Territorial Organisation of the Republic (NOTRe) entrusted new authority to the regions and redefined the authority allocated to each local government. The Group has operations in 12 gateway cities: Greater Paris, Nice Côte d'Azur metropolitan area, Marseille-Aix-Toulon, Toulouse metropolitan area, Greater Lyon, Grenoble-Annecy, Nantes metropolitan area, Bordeaux metropolitan area, Strasbourg Euro-metropolitan area, Lille European metropolitan area, Montpellier Mediterranean, Rennes metropolitan area and Bayonne.

Going concern NAV: Equity market value assuming a continuation in business, taking into account the potential dilution related to the SCA status.

GRESB: Global Real Estate Sustainability Benchmark. Reference ranking which evaluates the annual CSR performance of property companies worldwide (733 companies and funds ranked in 2016).

High-end residential: Residential units costing over €5,000 per m² in the Paris Region and over €3,600 per m² in other regions.

ICR: Operating income/Net borrowing costs. (Funds from operations column).

Loan to value (LTV): Debt ratio. Consolidated net debt/consolidated market value of the Group's assets.

Margin (property development): Operating income (FFO column)/Revenue.

Occupancy cost ratio: Ratio of rents and expenses invoiced to tenants (including reductions) to revenue. Calculated including tax and at 100%, excluding property being redeveloped.

Offices backlog: Consists of revenue (excl. tax) from notarised sales not yet recognised according to percentage of completion, new orders pending notarised deeds (signed PDCs) and fees pending receipt from third parties under signed contracts.

Open Innovation: Innovation methods based on sharing and collaboration between stakeholders.

Operating income: Recurring operating cash flow (FFO column in the consolidated P&L account).

GLOSSARY (3/4)

Pipeline (surface area): Shopping centres and convenience stores: m² GLA created. Offices: floor area or usable area. Residential: SHAB (properties for sale and future offering).

Pipeline (value): Estimated market value on the delivery date. Shopping centres: potential market value including tax of projects on delivery (net rental income capitalised at market rate). Convenience stores: revenue excluding development taxes. Offices: 100% of amounts (excl. tax) signed for off-plan sale/PDC, capitalised fees for DPMs and market value (excl. tax) for AltaFund. Residential: property for sale and portfolio (incl. taxes).

Pipeline Retail yield: Previsional gross rental income / cost price.

Portfolio asset value: Appraisal value including transfer duties at 30 June 2017.

Projects underway: Properties under construction.

Property developer (Office): The Groupe acts through off-plan or property development contracts

Property Development New Orders (Residential and Offices): Value (incl. tax). of Residential reservations and Offices orders (PDC development & off-plan contracts signed and DPM fees capitalised and AltaFund arbitrage items) signed over a period.

Property for sale: Units available for sale (incl. taxes value, or number count).

Recurring net result (FFO – Funds From Operations): Net result excluding changes in value, calculated costs, transaction fees and changes in deferred tax.

Renegotiation rate: Ratio between the number of existing or vacant leases renewed and relet over the year, compared to the number of leases at the beginning of the year (excluding refurbishments and assets managed for third parties). In France.

Residential backlog: Consists of revenue (excluding tax) from notarised sales to be recognised according to percentage of completion and individual and block reservations to be notarised.

Residential reservations: Reservations net of cancellations, with Histoire & Patrimoine reservations accounted for in proportion to the Group share of ownership (55%). (in € incl. tax when expressed as a value).

Residential revenue (€ excl. tax): Revenues recognised according to the percentage-of-completion method in accordance with IAS 18. The percentage of completion is calculated according to the stage of construction excluding land.

GLOSSARY (4/4)

Residential supply: Optional agreements for land signed and valued as potential residential orders (incl. taxes).

Retail pipeline rental income: Gross rent estimated at 100%.

Retailer revenue: Change in retailer revenue with the same locations over the first 5 months of the year. Excluding assets being redeveloped.

Secured projects: Projects either fully or partly authorised, where the land has been acquired or for which contracts have been exchanged, but on which construction has not yet begun.

Service provider: The Group acts as service provider through DPM contracts, leases, sales, asset and fund management.

Uplift rate: Ratio of rental income for existing or vacant leases renewed and relet over the year, compared to the rental income at the beginning of the year (excluding refurbishments and assets managed for third parties). In France.

Value creation – shopping centers: Change in value for investment properties group share (including transfer taxes)

BUILDING GATEWAY CITIES

Secured pipeline (by metropolitan area)	Surface areas (m²)(a)	Potential value (€m)(b)
Grand Paris	1,827,400	9,985
Métropole Nice-Côte d'Azur	149,700	1,374
Marseille-Aix-Toulon	261,700	1,019
Toulouse Métropole	234,100	764
Grand Lyon	194,500	624
Grenoble-Annecy	116,600	432
Nantes Métropole	77,900	270
Bordeaux Métropole	242,700	745
Eurométropole de Strasbourg	89,800	318
Métropole Européenne de Lille	70,400	155
Montpellier Méditerranée	92,700	153
Métropole de Rennes area	1,300	3
Italy	44,700	200
Spain	22,400	71
Other	43,500	177
Total	**3,469,400**	**16,290**

(a) Shopping centres and convenience stores: m² GLA created. Offices: floor area or usable area. Residential: SHAB (properties for sale and future offering).

(b) Estimated market value on the delivery date.
Shopping centres: potential market value including tax of projects on delivery (net rental income capitalised at market rate).
Convenience stores: revenue excluding development taxes.
Offices: 100% of amounts (excl. tax) signed for off-plan sale/PDC, capitalised fees for DPMs and market value (excl. tax) for AltaFund.
Residential: property for sale and portfolio (incl. taxes).

RETAIL REIT - STANDING ASSETS AND PIPELINE

30 June 2017	Assets in operation: GLA in m²	Assets in operation: Gross rent current (€m)[d]	Assets in operation: Value assessed by specialist (€m)[e]	Projects under development: GLA in m² created	Projects under development: Gross rent Estmated (€m)	Projects under development: Net investments (€m)[f]
Controlled assets (fully consolidated)[a]	**720,800**	**192.6**	**4,231**	**378,400**	**134.9**	**1,790**
Group share	*564,100*	*136.7*	*2,878*	*353,300*	*110.2*	*1,503*
Share of minority interests	*156,700*	*55.8*	*1,352*	*25,100*	*24.7*	*286*
Equity assets[b]	**132,300**	**28.3**	**426**	**58,400**	**7.6**	**78**
Group share	*62,900*	*13.2*	*208*	*29,200*	*3.8*	*39*
Share of third parties	*69,400*	*15.1*	*218*	*29,200*	*3.8*	*39*
Total Standing Assets	**853,100**	**220.8**	**4,656**	**436,800**	**142.5**	**1,868**
Group share	*627,000*	*149.9*	*3,086*	*382,500*	*114.0*	*1,542*
Share of third parties	*226,100*	*70.9*	*1,570*	*54,300*	*28.5*	*325*
Management for third parties[c]	**167,700**	**34.8**	**611**	-	-	-
Total Assets under management	**1,020,800**	**255.6**	**5,268**	**436,800**	**142.5**	**1,868**
Group share	*627,000*	*149.9*	*3,086*	*382,500*	*114.0*	*1,542*
Share of third parties	*393,800*	*105.7*	*2,181*	*54,300*	*28.5*	*325*

(a) Assets in which Altarea Cogedim holds shares and over which the Group exercises operational control. Fully consolidated in the consolidated financial statements.
(b) Assets in which Altarea Cogedim is not the majority shareholder, but for which Altarea Cogedim exercises joint operational control or a significant influence. Consolidated using the equity method in the consolidated financial statements.
(c) Assets held entirely by third parties who entrusted Altarea Cogedim with a management mandate for an initial period of three to five years, renewable.
(d) Rental value of leases signed at 1 July 2017.
(e) Appraisal value including transfer duties.
(f) Total budget including interest expenses and internal costs.

RETAIL REIT

Change in net rental income

	In €m	
Net rental income at 30 June 2016	**85.6**	
Acquisitions	0.9	
Centres under refurbishment (a)	(0.5)	
Like-for-like change	2.7	***+4.1%***
Net rental income at 30 June 2017	**88.8**	***+3.7%***

(a) Massy

	S1 2017	2016	2015
Occupancy cost ratio[a]	9,9%	9,9%	9,9%
Bad debt ratio[b]	2,0%	2,4%	1,9%
Financial vacancy[c]	2,6%	2,7%	2,9%

(a) Ratio of billed rents and expenses to tenants (including reductions) to sales revenue. Calculated including tax and at 100%, excluding property being redeveloped.
(b) Net amount of allocations to and reversals of provisions for bad debt plus any write-offs during the period as a percentage of total rent and expenses charged to tenants, at 100%. Excluding property being redeveloped.
(c) Estimated rental value (ERV) of vacant units as a percentage of total estimated rental value. Excluding property being redeveloped.

NET ASSET VALUE

GROUP NAV	30/06/2017				30/06/2016 Published		31/12/2016 Published	
	In €m	*Change*	€/share[d]	*Change/ share*	In €m	€/share [d]	In €m	€/share [d]
Consolidated equity, Group share	1,775.9		110.8		1,459.0	97.1	1,620.9	107.8
Other unrealised capital gains	637.0				406.3		636.5	
Restatement of financial instruments	53.9				113.4		68.7	
Deferred tax on the balance sheet for non-SIIC assets [a]	26.8				20.1		23.9	
EPRA NAV	**2,495.6**	***+24.9%***	**155.5**	***16.9%***	**1,998.8**	**133.0**	**2,350.0**	**156.4**
Market value of financial instruments	(53.9)				(113.4)		(68.7)	
Fixed-rate market value of debt	(1.7)				(19.2)		(14.4)	
Effective tax on unrealised capital gains on non-SIIC assets [b]	(26.8)				(19.3)		(27.2)	
Optimisation of transfer duties [b]	93.7				65.3		90.8	
Partners' share [c]	(18.6)				(15.1)		(18.5)	
EPRA NNNAV (NAV liquidation)	**2,488.3**	***+31.2%***	**155.0**	***22.8%***	**1,897.1**	**126.2**	**2,312.1**	**153.8**
Estimated transfer duties and selling fees	80.1				96.9		86.7	
Partners' share [c]	(0.6)				(0.8)		(0.7)	
Diluted Going Concern NAV	**2,567.8**	***+28.8%***	**160.0**	***20.6%***	**1,993.2**	**132.6**	**2,398.1**	**159.6**

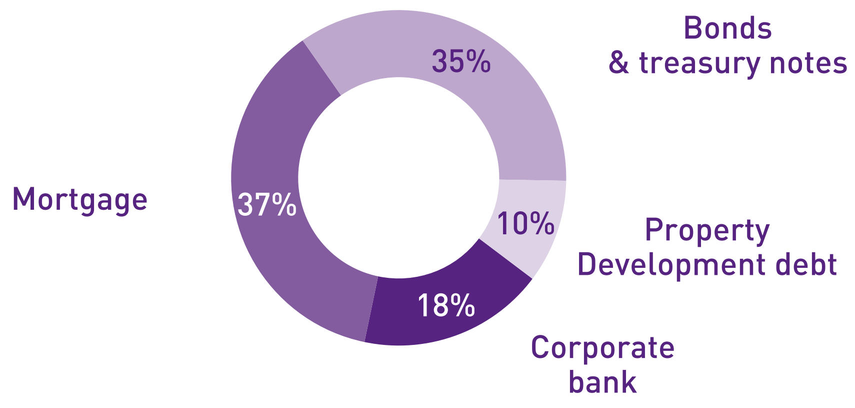
(a) International assets.
(b) Depending on disposal structuring (asset deal or share deal).
(c) Maximum dilution of 120,000 shares.
(d) Number of diluted shares: 16,051,842 — 15,030,287 — 15,030,28

INCOME STATEMENT

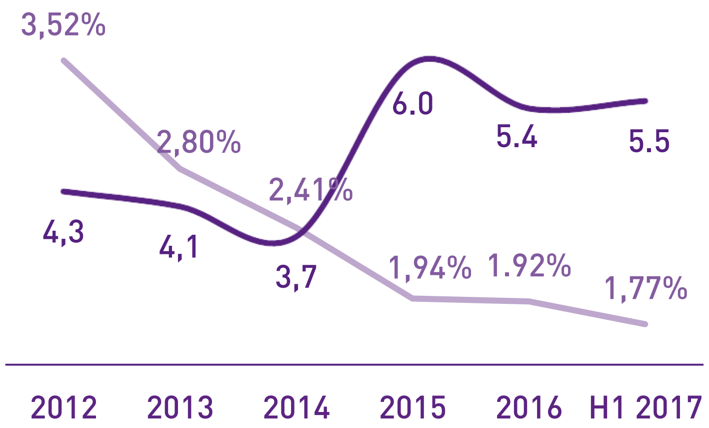
In €m	Retail	Residential	Offices	Funds from operations (FFO)	Changes in value, estimated expenses and transaction costs	TOTAL
Revenue	105.1	640.8	166.4	912.3		912.3
Change vs 30/06/2016	*(0.8)%*	*+26.6%*	*x1.6*	*+26.1%*		
Net rental income	88.8	–	–	88.8		88.8
Net property income	0.7	61.9	33.0	95.5		95.5
External services	8.6	0.6	4.3	13.6		13.6
Net revenue	98.1	62.5	37.3	197.8		197.8
Change vs 30/06/2016	*(0.8)%*	*+48.8%*	*x 2.5*	*+28.5%*		
Own work capitalised and production held in inventory	2.6	61.6	10.6	74.8		74.8
Operating expenses	(27.5)	(86.7)	(18.4)	(132.6)		(132.6)
Net overhead expenses	(24.9)	(25.1)	(7.7)	(57.7)		(57.7)
Contribution of EM associates	10.6	4.2	3.4	18.2	5,8	24.1
Changes in value - Retail				–	125.4	125.4
Changes in value - Residential				–	(7.8)	(7.8)
Changes in value - Offices				–	(2.4)	(2.4)
Other				–	(2.9)	(2.9)
OPERATING INCOME	83.8	41.6	33.0	158.2	118.1	276.3
Change vs 30/06/2016	*(3.7)%*	*+ 25,0%*	*x 2.4*	*+ 17.8%*		
Net borrowing costs	(13.9)	(3.2)	(1.3)	(18.4)	(2.5)	(20.9)
Other financial income/loss	4.0	–	–	4.0	4.7	8.7
Income/loss on financial instruments	–	–	–	–	14.1	14.1
Other	0.0	0.0	–	0.1	(0.5)	(0.4)
Tax	(0.2)	(2.5)	(1.8)	(4.5)	(9.9)	(14.4)
NET INCOME	73.5	35.9	29.9	139.4	124.0	263.3
Non-controlling interests	(20.1)	(4.0)	0.2	(23.9)	(63.4)	(87.3)
NET INCOME, GROUP SHARE	53.4	31.9	30.1	115.4	60.6	176.0
Change vs 30/06/2016	*+1.6%*	*+22.9%*	*x 2.5*	*+25.5%*		*x 19.8*
Diluted average number of shares				*15,230,125*		*15,230,125*
NET INCOME, GROUP SHARE PER SHARE				7.58		11.56
Change vs 30/06/2016				*+9.0%*		*x 17.2*

GROUP NET FINANCIAL DEBT: €2,578M

Breakdown of gross debt at 3,228m€



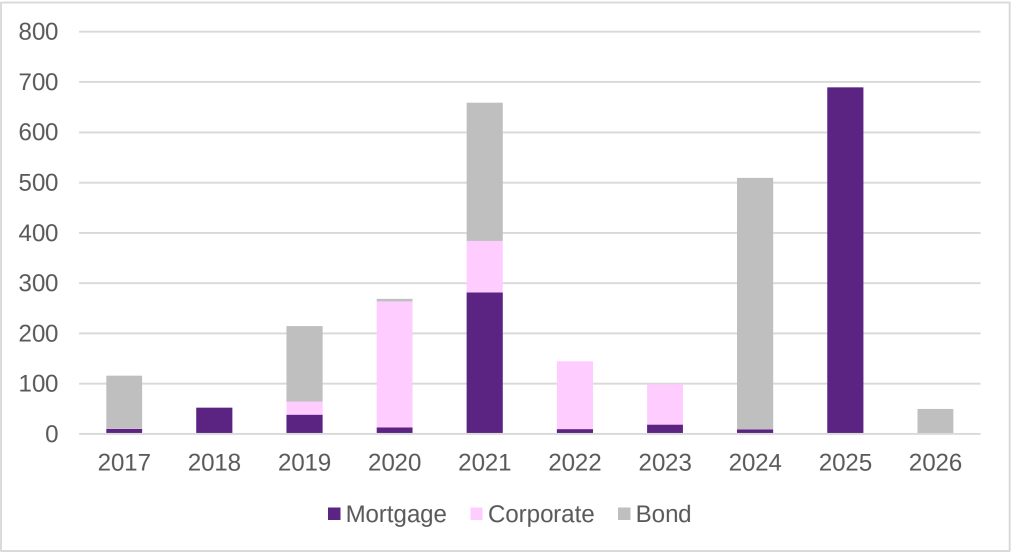
Duration and average cost



5 years 5 months duration

1.77% average cost

Maturity schedule for Group debt



LOAN TO VALUE (LTV)

LTV calculation, at 30/06/2017	In €m
Gross debt	3,228
Cash and cash equivalents	(650)
Consolidated net debt	**2,578**
Shopping centres at value (FC)[a]	4,231
Shopping centres at value (EM securities) and Other[b]	392
Investment properties valued at cost[c]	480
Offices Investments[d]	116
Value of Property Development[e]	1,677
Market value of assets	**6,897**
LTV Ratio	**37.4%**

(a) Market value (incl. tax) of shopping centres in operation recorded using the fully consolidated method.
(b) Market value (incl. tax) of securities of equity-accounted affiliates carrying shopping centres and other retail assets.
(c) Net book value of investment properties under development valued at cost.
(d) Market value (incl. tax) of securities of equity-accounted affiliates concerning investments in Offices and other Offices assets.
(e) Value assessed by specialist of Property Development (property value).

DETAILED BALANCE SHEET (1/2)

In €m	30/06/2017	31/12/2016
NON-CURRENT ASSETS	**5,163.3**	**5,034.9**
Intangible assets	258.7	257.9
o/w goodwill	*155.3*	*155.3*
o/w brands	*89.9*	*89.9*
o/w client relations	*2.8*	*5.5*
o/w other intangible assets	*10.7*	*7.2*
Property, plant and equipment	16.5	14.2
Investment properties	4,355.4	4,256.0
o/w investment properties in operation at fair value	*3,875.5*	*3,797.0*
o/w investment properties under development and under construction at cost	*479.9*	*459.0*
Securities and investments in equity affiliates and unconsolidated interests	447.3	412.0
Loans and receivables (non-current)	9.0	9.1
Deferred tax assets	76.4	85.7
CURRENT ASSETS	**2,460.8**	**2,046.6**
Net inventories and work in progress	1,102.4	978.1
Trade and other receivables	579.8	524.0
Income tax credit	3.3	9.4
Loans and receivables (current)	43.4	46.4
Derivative financial instruments	2.0	10.2
Cash and cash equivalents	649.9	478.4
Assets held for sale and from the discontinued operation	80.0	-
TOTAL ASSETS	**7,624.1**	**7,081.4**

DETAILED BALANCE SHEET (2/2)

In €m	30/06/2017	31/12/2016
EQUITY	**2,979.4**	**2,758.3**
Equity attributable to Altarea SCA shareholders	**1,777.9**	**1,620.9**
Capital	245.3	229.7
Other paid-in capital	563.2	588.3
Reserves	793.4	635.1
Income associated with Altarea SCA shareholders	176.0	167.8
Equity attributable to minority shareholders of subsidiaries	**1,201.5**	**1,137.4**
Reserves associated with minority shareholders of subsidiaries	919.1	840.5
Other equity components, subordinated perpetual notes	195.1	195.1
Income associated with minority shareholders of subsidiaries	87.3	101.8
NON-CURRENT LIABILITIES	**2,436.4**	**2,337.6**
Non-current borrowings and financial liabilities	2,378.0	2,280.7
o/w participating loans and advances from associates	82.6	*82.3*
o/w bond issues	428.3	*428.0*
o/w borrowings from lending establishments	1,867.1	*1,770.3*
Long-term provisions	19.7	20.0
Deposits and security interests received	32.2	31.7
Deferred tax liability	6,5	5.3
CURRENT LIABILITIES	**2,208.3**	**1,985.5**
Current borrowings and financial liabilities	1,006.7	799.9
o/w bond issues	104.8	*104.4*
o/w borrowings from lending establishments	148.5	*240.0*
o/w treasury notes	672.7	*358.6*
o/w Bank overdrafts	6.8	*2.5*
o/w advances from Group shareholders and partners	73.9	*94.3*
Derivative financial instruments	54.9	75.3
Accounts payable and other operating liabilities	1,141.6	1,109.9
Tax due	0.9	0.4
Payables owed to shareholders of Altarea SCA and to minority shareholders of subsidiaries	4.2	-
TOTAL LIABILITIES	**7,624.1**	**7,081.4**