

11:30 – 12:45 - STREAM 6 - Etoile

**“ The Subprime Crisis Aftermath:
The French REITs Outlook ”**

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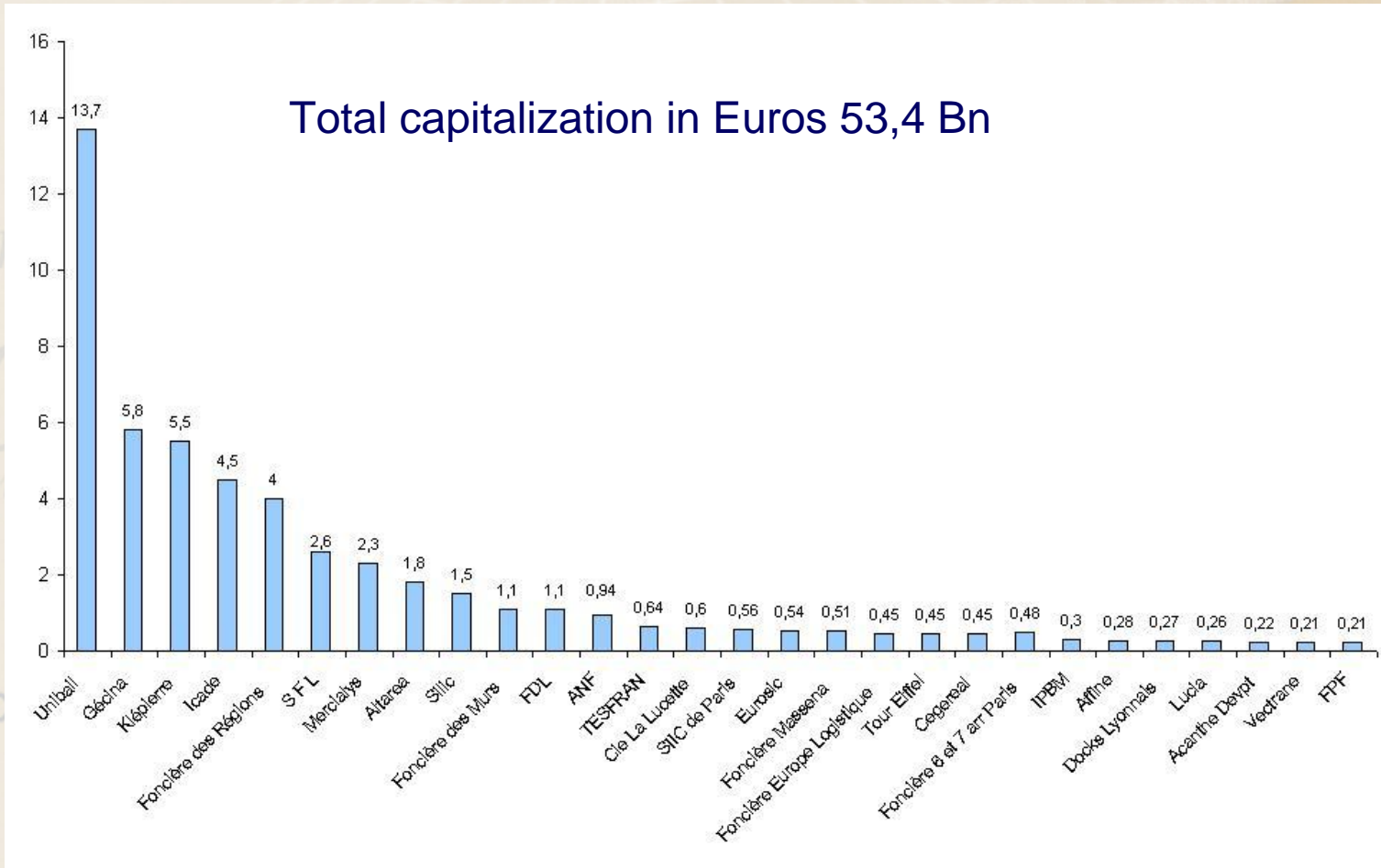


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Situation of SIIC sector, in France 2008 May

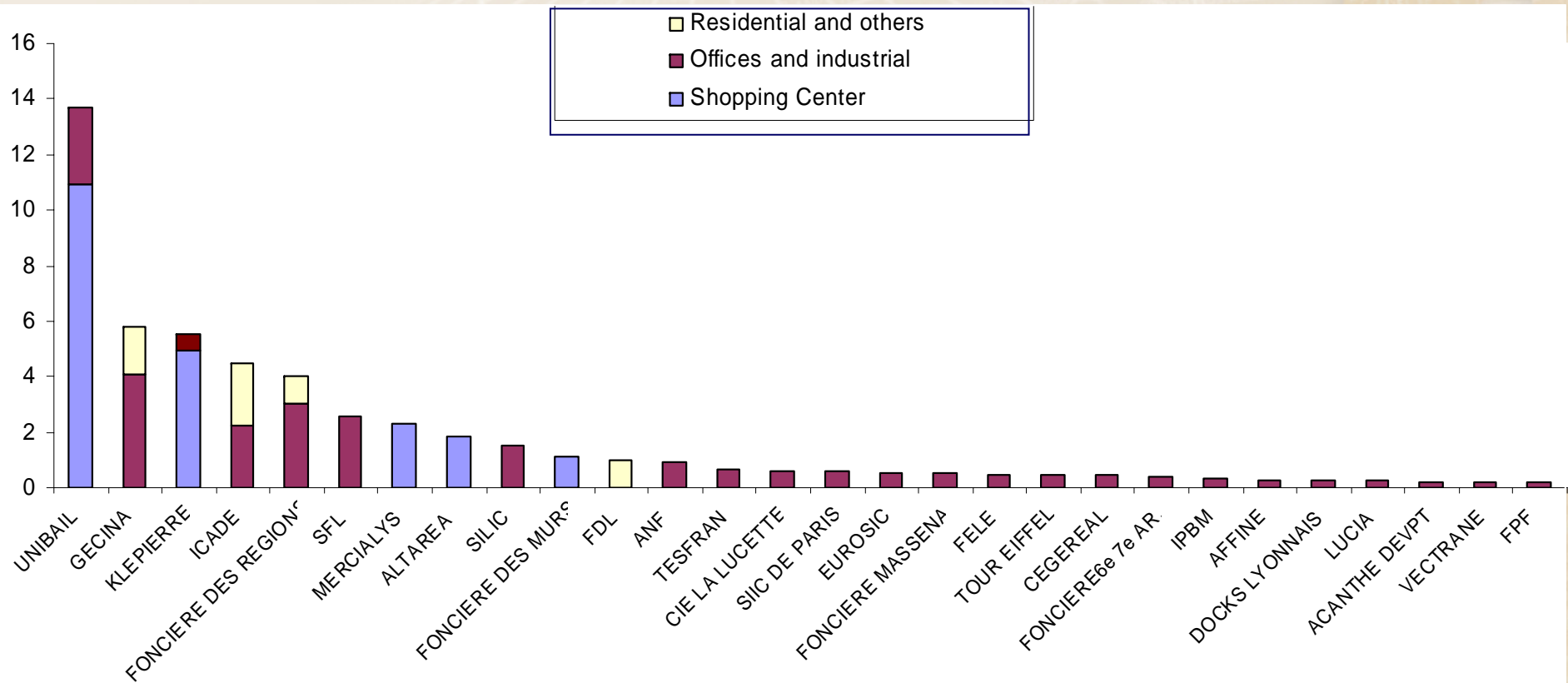
49 SIIC* unequal size



Source IEIF
mai 2008

* Ten European REITS benefit from SIIC status for their own French assets

SIIC especially hold office and commercial assets, except four of them which hold residential



SIIC are more and more focused in only one type of asset and one area

Some SIIC have assets in Europe outside France

- Unibail
- Klépierre
- Foncière des Régions
- Altarea
- Foncière Europe logistique

Some SIIC have important other activities

- Third-party asset management
 - Foncière des Régions
 - Klépierre
 - Paref
- Financing (such as leasing)
 - Affine
- Development for third party
 - Affine
 - Icade

After 2002 SIIC have realised tremendous performance

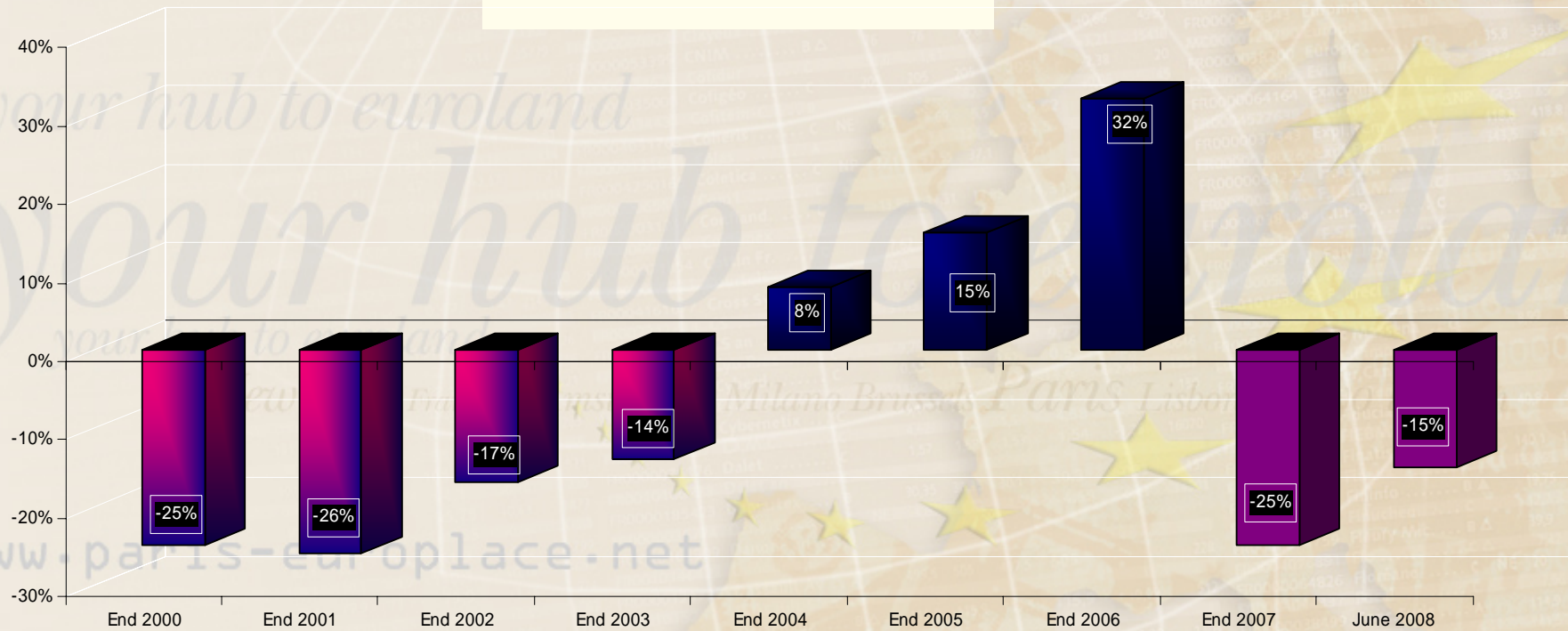
Dividend on index



Dividend on index



French SIIC* Discount or premium to Net Asset Value Since 2002



*average

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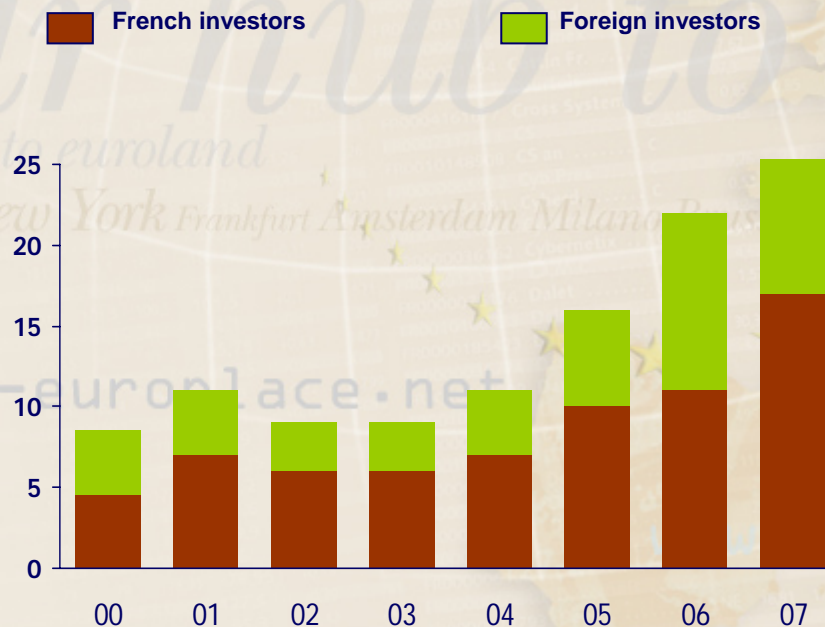
SOURCE: IEF, IFR, 2008



What can we expect for 2008 ?

- Capital (SIIC 4)
- No significant concentration in the sector yet
- A share price which should take into account:
 - Soundness of the French (investment and rental) market

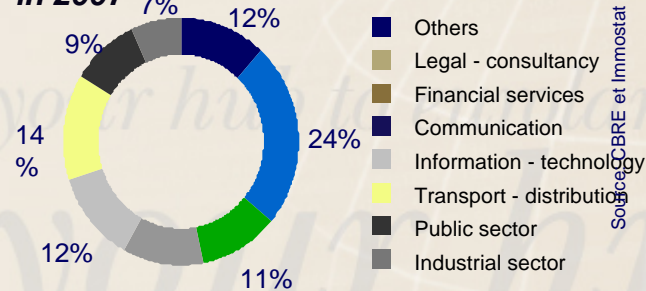
Investments in commercial real estate in France - in € bn



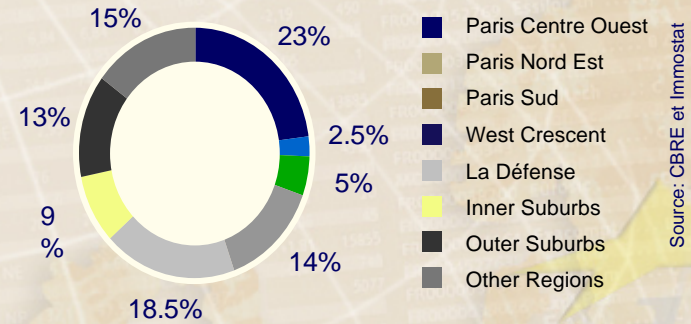
What can we expect for 2008 ?

Trend in average weighted rents:
New or renovated offices – in €/m²/year

Demands by business sector
in 2007

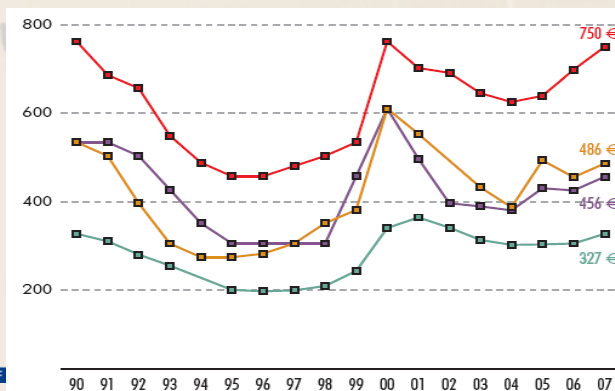


2007 invested amounts: geographic breakdown

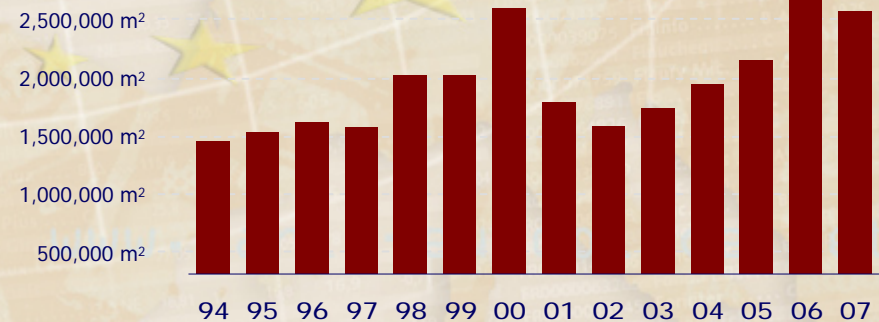


Source: CBRE et Immostat

Trend in average weighted rents:
New or renovated offices – in €/m²/year



Annual evolution of rental volume
in thousands sq.m



The sector have an important potential increase

	2006			29 feb-2008			
	Gdp (\$ Bn)	Gdp per capita (Bn)	Real Estate (\$ Bn)	Total Listed (\$ Bn)	Total RE v Listed RE %	Stock Market (\$ Bn)	Stk Market v Listed RE %
	France	2,122	35,123	955	71,9	7,52%	2,32
Germany	2,796	33,916	1,258	15	1,19%	1,97	0,76%
United Kingdom	2,205	36,592	1,241	83	6,69%	3,727	2,23%
United States	12,433	42,431	5,595	384	6,86%	15,296	2,41%
Australia	713	35,785	321	139	43,35%	1,334	10,42%

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