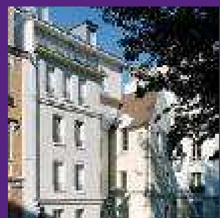
2009 full-year results

1

Summary



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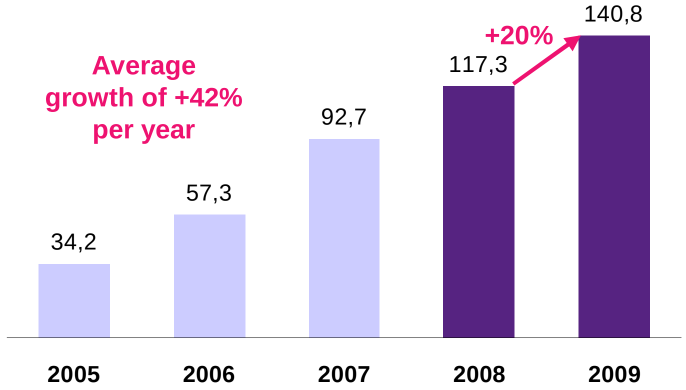
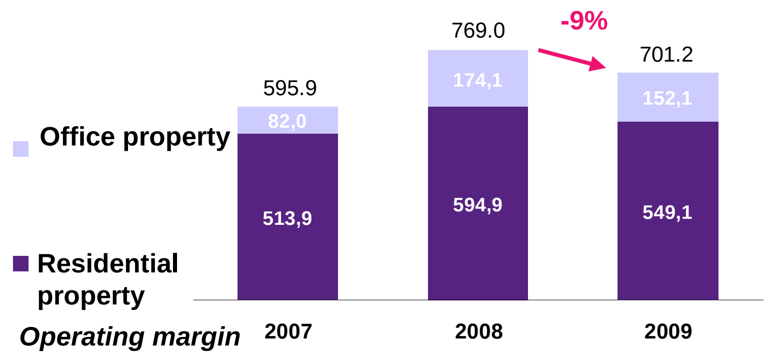
1 | 2009 results summary

Net rental income (€m)

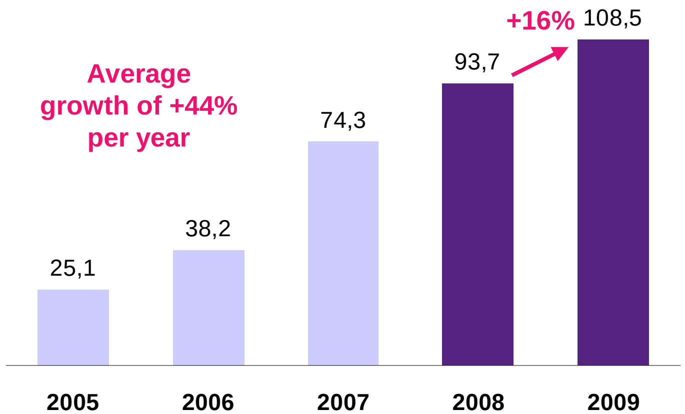


Development revenues (€m)



Operating margin	2007	2008	2009
	12.4%	**7.5%**	**7.4%**

Recurring net profit (€m)

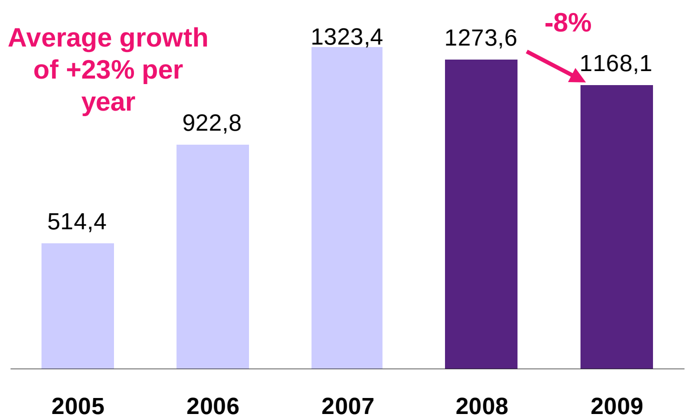


€ per share

2005	2006	2007	2008	2009
4.02	**5.36**	**9.41**	**10.28**	**10.57**

+2.8%

Going concern NAV (€m)



€ per share

2005	2006	2007	2008	2009
77.8	**117.7**	**165.0**	**124.2**	**113.3**

-8.8%

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2009 highlights

Shopping centres: strong growth in cash flow

- 2008-09 completions: +€20m increase in net rental income
- Growth (like-for-like): +€4.3m (+4.0%)
- Four completions/extensions (Wagram, Carré de Soie, Crèches, Toulouse Occitania):
  - ✓ 100% let
  - ✓ +€247m increase in value
  - ✓ €14m gross rental income (signed contracts)
  - ✓ GLA of 53,000 sqm

Portfolio: stabilisation in H2 2009

- Capitalisation rate of 6.58% (level at start of 2006) vs. 6.09% at end-2008 and 6.62% in June 2009
- Stabilisation in key operating indicators: occupancy cost ratio (9.5%) and bad debt (2.9%)
- Cautious upturn in investment (€235m) accompanied by arbitrage of mature properties (€110m)

Property development

- Residential property: sharp increase in reservations
  - ✓ 2009 reservations: €887m (+59% vs. 2008 and +33% vs. 2007)
  - ✓ Market share: 4.0% vs. 2.4% when Cogedim was acquired in 2007
- Office property:
  - ✓ 150,000 sqm completed
  - ✓ Sales: €140m excl. tax
- Margins maintained (operating margin of 7.4% in 2009 vs. 7.5% in 2008)

Resources

- Improved liquidity (€164m of new mortgage loans signed in 2009)
- Waiver on loan for the acquisition of Cogedim
- Increased free float (reclassification of MS/Affine worth €100m, nearly 2x over-subscribed)

3 Consolidated net profit

€m (IFRS)	Shopping centres	Property development	Total 2009	Total 2008	%
Net rental income	140.8	-	140.8	117.3	+20%
Net property income	-	66.2	66.2	75.6	
External fees	8.1	16.4	24.5	36.1	
Net overhead expenses	(17.9)	(27.8)	(45.7)	(59.6)	
Other	(4.1)	(3.0)	(7.1)	(7.5)	
Operating profit	**127.0**	**51.8**	**178.7**	**161.8**	**+10%**
% change vs. 2008	*+22%*	*-11%*			
Net cost of debt	(55.4)	(17.5)	(72.9)	(67.7)	
Other					
Consolidated net profit (Group	**76.9**	**31.7**	**108.5**	**93.7**	**+16%**
Earnings per share (€)			**10.57**	**10.28**	**+3%**

- **Shopping centres: impact of 2008 and 2009 completions**
- **Property development: decline in net income recognised according to the percentage of completion method but margin maintained**
- **Earnings per share: including the 2.2 million new shares created in July 2008**

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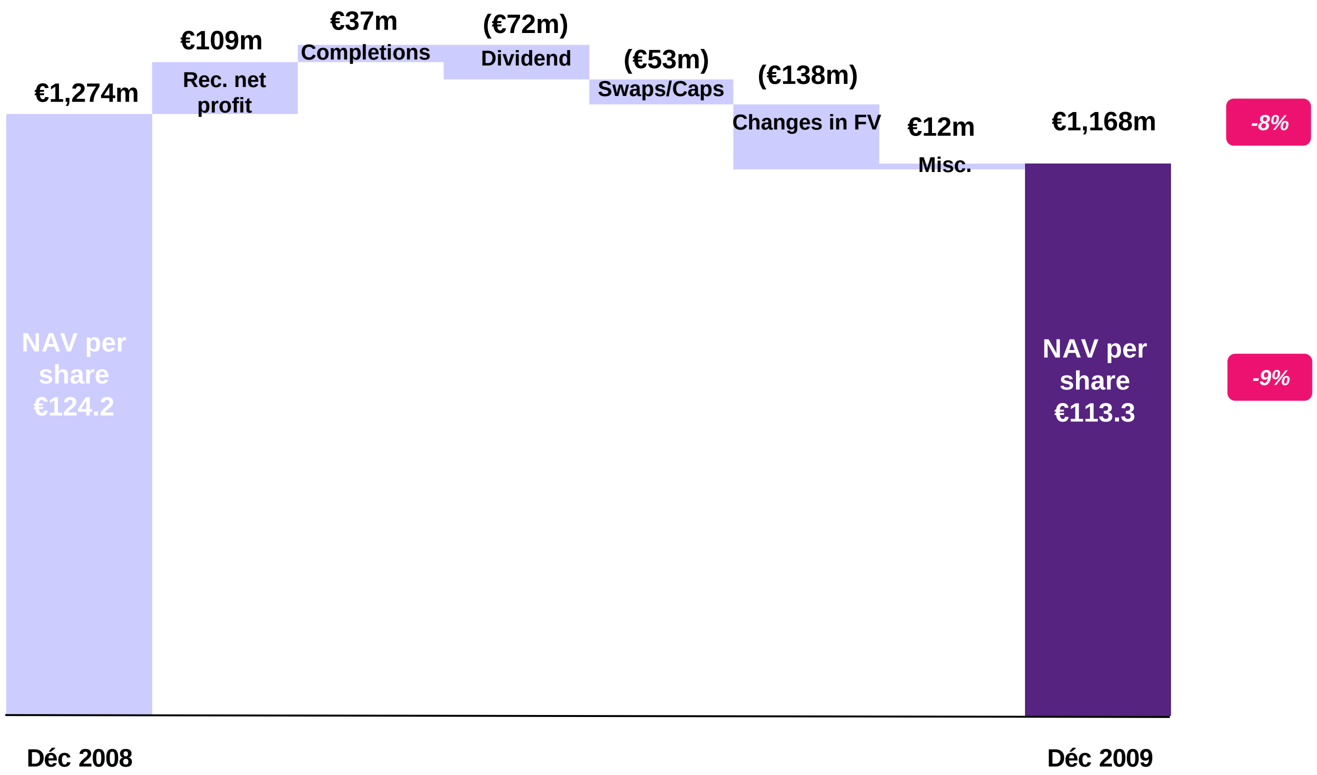
- **Positive impacts**
  - ✓ Recurring net profit
  - ✓ Completion of 4 properties/extensions
- **Negative impacts:**
  - ✓ Dividend payment (€7 per share)
  - ✓ Reduction in valuation of hedging instruments (lower long-term interest rates)
  - ✓ Change in fair value of property assets (capitalisation rate etc.)
  - ✓ Miscellaneous



➔ Adjustment in value of property assets: capitalisation rate +110bp in 18 months

➔ NAV per share back to 2006 levels

2

Operating performance: shopping centre development

Shopping centre development: Operating profit

- **Very strong growth in operating profit (+22%)**

(€m)	2009	2008	
Rental income	153.5	126.6	*+21%*
Land expense	(4.4)	(2.1)	
Unrecoverable rental expenses	(3.7)	(2.7)	
Non-performing loans	(4.3)	(4.3)	
Net rental income	140.8	117.3	*+20%*
Net overhead expenses	(9.8)	(9.5)	
Other	(4.1)	(3.9)	
Operating profit	127.0	103.8	*+22%*
% of rental income	*82.7%*	*82.0%*	

➔ Net rental income: growth driven primarily by proprietary development

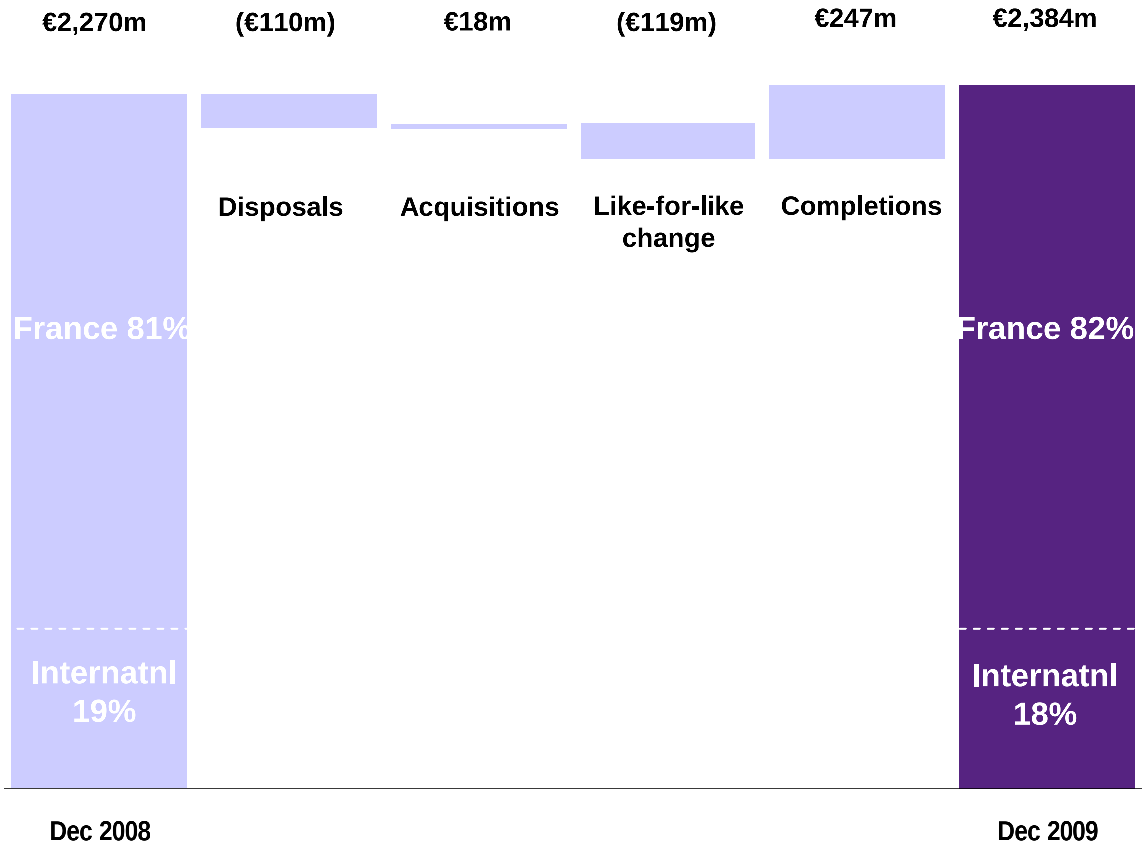
- "Full-year" effect of 2008 completions: +€10.5m

- 2009 openings: +€9.7m

- Like-for-like growth: +€4.3m (+4.0%)

2 Shopping centre portfolio (1/2)

- **Increase in value of portfolio mainly thanks to completion of 4 properties**
- **Capitalisation rate up +50bp at 6.58% and +110bp over 18 months**



	Dec 2008	Dec 2009
Cap. rate (excl. transfer duties)	***6.09%***	***6.58%***
France	*6.02%*	*6.53%*
International	*6.40%*	*6.77%*

Shopping centre portfolio (2/2)

- **Positive change in economic situation for tenants in H2 2009**
  - ✓ Tenants' revenues down -1.6% over the full year in 2009 vs. -3.8% in H1 2009
  - ✓ Occupancy cost ratio: 9.5% (vs. 9.9% at 30 June 2009 and 9.0% in 2008)
  - ✓ Relative reduction in non-payments in H2 2009: 2.9% of rental income over the full year vs. 3.8% in H1 and 3.5% in 2008
  - ✓ Some shopping centres have been more resilient to the crisis than others, with Retail Parks benefiting from a +4% rise in revenues in 2009
- **But difficulties relating to the financial crisis**
  - ✓ Increase in vacancy rate to 3.2% vs. 2.4% in 2008
  - ✓ Longer recovery of rents
  - ✓ Decline in revenues (-1.6%) masks significant disparity between retailers: some concepts seem better suited to the current economic climate (reshuffling of market share)

➔ Shopping centres' cash flow model has held up despite deterioration in the situation

2 ↗ 4 | 2009 completions

- **4 centres/extensions completed representing 53,000 sqm (Group share)**

Carré de Soie

- ✓ Area: GLA of 30,400 sqm
- ✓ Signed rental income: €5.2m
- ✓ Percentage let: 98%

Wagram

- ✓ Area: GLA of 11,000 sqm
- ✓ Signed rental income: €6.0m
- ✓ Hotel operated by Marriott

Crèches

- ✓ Area: GLA of 11,600 sqm
- ✓ Signed rental income: €1.3m
- ✓ Percentage let: 99%

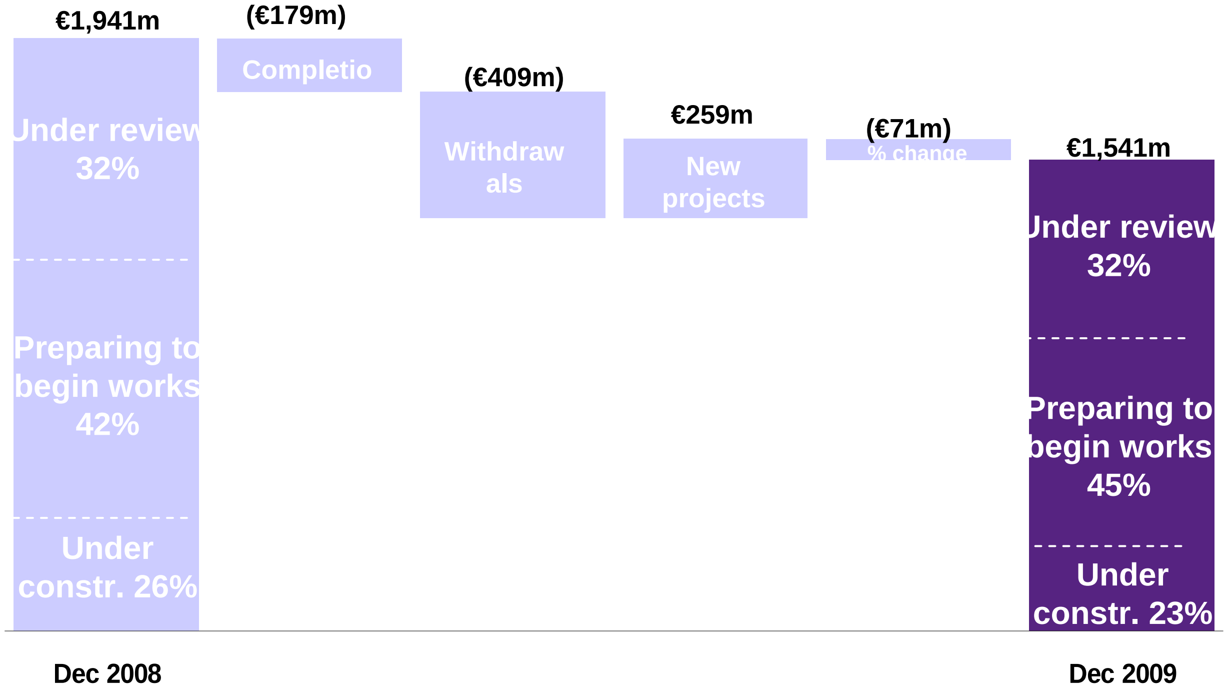
Occitania extension

- ✓ Signed rental income: €1.7m
- ✓ Percentage let: 100%

Shopping centre projects portfolio: Controlled investment

Shopping centres pipeline

- ✓ 4 properties completed
- ✓ Gradual and cautious upturn in development: €259m of new development projects including Villeneuve-la-Garenne (50-50 partnership with Orion)
- ✓ Withdrawal from projects in Spain
- ✓ €235m invested in 2009
- ✓ Yield on projects stable at 8.8%



	Dec 2008	Dec 2009
GLA	705,600 sqm	547,900 sqm
Gross rental inc.	€170.6m	€135.6m
Yield	8.8%	8.8%

Development project portfolio: Breakdown of commitments

Operational classification of risks and commitments

- ✓ **Already invested**: all investment costs recognised at the accounting date
- ✓ **Committed investments still to be made**: - Projects under construction: all of the remaining amount to be paid on completion

  - Projects at the preparation stage: payment commitments
- ✓ **Remaining investments not committed**: remaining investment in projects at the presentation stage, for which the decision is up to Altarea

(€m)	Projects under construction	Preparing to begin works	Projects at advanced stage of review	Total
Already invested	269.2	90.1	27.7	387.0
Committed inv. still to be made	88.8	**41.5**	**20.0**	**150.2**
Remaining inv. not committed	-	557.5	442.2	999.7
Total	358.0	689.1	489.9	1,536.9
Yield	*6.9%*	*9.5%*	*9.2%*	*8.8%*

➔ **Of the rest to be invested, just 13.1% is committed**

➔ **These commitments are currently covered by available cash without new loans (see slide 31)**

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Arbitrage operations and investments in 2009

- **Arbitrage operations of €110m in 2009 including Espace Saint-Georges in Toulouse**
  - ✓ Property redeveloped in 2004 without potential for extension due to its location (GLA of 15,150 sqm)
  - ✓ Sold to a German fund for €90m all-in, in line with the appraisal value as at 30 June 2009 (6% net seller)
  - ✓ Altarea will continue to manage the centre for 5 years

- **In 2009, the Group invested €235m in projects in progress and took control of €259m of new projects**
  - ✓ The main investments for the period concern properties to be completed in 2010, as well as the finalisation of developments completed in 2008-09
  - ✓ Main development project controlled in 2009: Villeneuve-la-Garenne (net area of 86,000 sqm)
  - ✓ At 31 December 2009, the pipeline represented future investment of €1.5bn and provisional gross rental income of €135m (yield of 8.8%)
  - ✓ 6 developments are under construction representing GLA of 90,900 sqm, including 88,400 sqm to be completed in 2010

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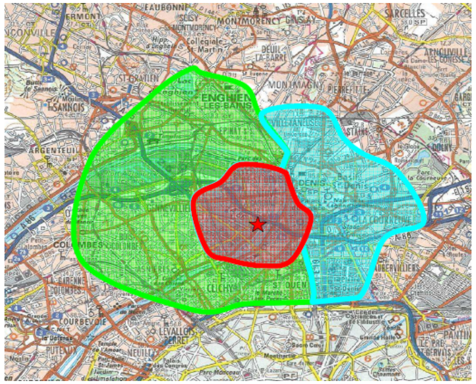
Main development project in 2009: Villeneuve-la-Garenne

Creation of the latest major regional facility within the A86

- ✓ Large hypermarket and shopping mall attracting local shoppers
- ✓ Estimated catchment area of 560,000 people
- ✓ Its large size will enable it to access the markets in the north and west of Paris

✓ Accessible from the A86 and the express road along the River Seine

✓ Latest major retail facility within the A86



✓ Catchment area: 560,000 people

✓ Region of strong demographic growth

✓86,000 sqm net floor area

✓43,850 sqm of selling space

✓ 3,000 parking spaces

✓ Expected completion: 2014

Development in partnership

- ✓ 50-50 partnership with Orion

3

Operating performance: Residential property development

3 ↗ 1 | Residential property development: Operating profit

- **Growth in operating profit despite deterioration in net property income**

Control of cost of sales:

✓ Renegotiation of land

✓ Construction costs

Savings in overhead costs:

✓Control of salary costs: -€7m (redundancy plan, wage moderation etc.)

✓Reduction in general operating expenses: -€2m

(€m)	2009	2008	
Revenues	546.1	591.7	-8%
Cost of sales	(495.3)	(528.0)	
Net property income	50.8	63.6	-20%
% of revenues	*9.3%*	*10.8%*	
Fees	3.0	3.2	
Production held in inventory	41.3	32.0	
Net overhead expenses	(55.8)	(65.4)	-15%
Other	(3.6)	(4.0)	
Operating profit	35.7	29.4	+22%
% of revenues	*6.5%*	*5.0%*	

➔ **Revenues recognised on a percentage-of-completion basis reflect decline in commercial activity at the end of 2008**

➔ **Control of costs and the reduction in net overhead expenses allowed for growth in operating profit despite the drop in revenues**

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Residential property development: Business activity 1/3

Very significant increase in residential sales

- ✓ Significant impact of Scellier tax incentives on individual sales: 50% of reservations
- ✓ Average price of lots sold: €240,000 vs. €254,000 in 2008
- ✓ Rate of disposals: 25% in December 2009, average of 17% over the year vs. 5% in 2008
- ✓ Rate of pull-outs: 17% (vs. 33%)

	2009	2008	2007
Number of lots sold	**4,345**	**2,417**	**2,996**
% change (2009 vs.)		***+80%***	***+45%***
Reservations *(€m incl. tax)*	**887**	**557**	**668**
% change (2009 vs.)		***+59%***	+33%
Notarisations *(€m incl. tax)*	**720**	**536**	**771**
% change (2009 vs.)		***+34%***	*-7%*

- ✓ Backlog represents 19 months of revenues vs. 13 months in 2008
- ✓ 2010 revenues largely assured by existing backlog

€m excl. tax	**Backlog**	**Revenues to be received in 2010**
Notarised revenues not recognised on a percentage of completion basis	492	378
Reserved revenues not notarised	380	146
Total backlog	**872**	**524**

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3 Residential property development: Business activity 2/3

Le Cottage, Garches

- ✓ 98 apartments
- ✓ Average price of €7,000 per sqm

Sisley, Suresnes

- ✓ 219 apartments
- ✓ Average price of €5,900 per sqm

Atmosph'air, Grenoble

- ✓ 79 residences
- ✓ Average price of €3,000 per sqm
- ✓ Group's first BBC certified development

Citalis, Vitry sur Seine

- ✓ 77 apartments
- ✓ Average price of €4,100 per sqm

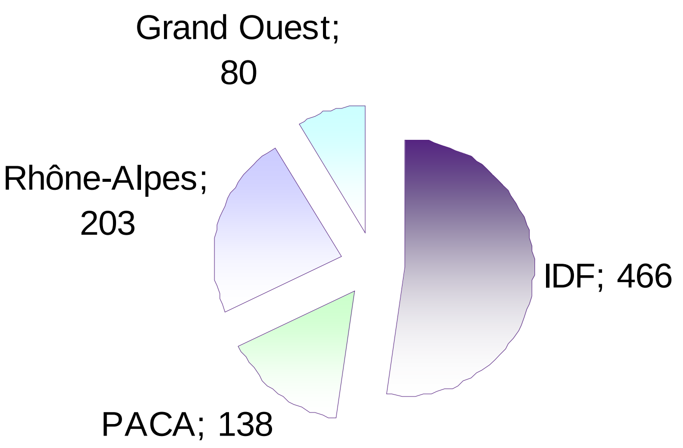
Residential property development: Business activity 3/3

- **Two new product lines for Cogedim**
  - ✓ Nouveaux Quartiers (19% of 2009 revenues) (*New Districts)*
  - ✓ Serviced residences (3% of 2009 revenues)

€m incl. tax	2009	2008	2007
Upscale properties	341	281	338
% of total	*38%*	*50%*	*51%*
Midscale properties	353	276	330
Other (Nouveaux Quartiers, serviced res. etc.)	193	-	-
Reservations	**887**	**557**	**668**
O/w individual	*705*	*355*	*513*
O/w block	*182*	*202*	*155*

- **Group sales driven by the Paris region**
  - ✓ Sales in the Paris region up 2.3x in 2009
  - ✓ Very strong growth in the Rhône-Alpes region: +61% at €203m

Reservations by region (€m incl. tax)



Residential property development: Properties for sale

- ✓ 63% of properties for sale relate to developments on which construction has not yet begun
- ✓ Very few finished products on sale (car parks and cellars)

	Operating phases: Preparation (land not acquired)	Land acquired/project not yet started	Land acquired/project in progress	Residential stock
Expenses incurred *(€m excl. tax)*	12	29		
Cost price of properties for sale *(€m excl. tax)*			100	2
Properties for sale *(€m including tax)*	**179**	**51**	**135**	**2**
(%)	*49%*	*14%*	*37%*	-
	O/w due for completion in 2010		*€45m*	
	O/w due for completion in 2011		*€76m*	
	O/w due for completion in 2012		*€14m*	

Total €368m (-17%)

➔ Control of properties for sale
Limited risk of building up stock of finished products

4

Operating performance: Office property

Office property: Operating profit

Decline in operating profit in a market down sharply

- ✓ Increase in net property income: 150,000 sqm completed in 2009:
- ✓ Severe market contraction: difficulty in rebuilding the backlog

(€m)	2009	2008	
Revenues	138.6	147.9	-6%
Cost of sales	(123.3)	(136.0)	
Net property income	15.4	12.0	+28%
% of revenues	*11.1%*	*8.1%*	
Fees	13.4	26.2	-49%
Production held in inventory	3.5	6.2	
Net overhead expenses	(16.8)	(16.2)	
Other	0.5	0.5	
Operating profit	16.0	28.6	-44%
% of revenues	*11.6%*	*19.3%*	

➔ **Significant improvement in net property income thanks to 2009 completions**

➔ **Fall in operating profit due to lower fee income (very high base level in 2008)**

Office property: Business activity

- **Brisk rate of completions in 2009 in a market at breakeven**
  - ✓ 8 completions representing 150,000 sqm
  - ✓ Take-up of €140m (property development contracts, off-plan sales and delegated project management), including €58m for the first sale on an unlet basis since the beginning of the crisis: property development contract signed with Silic

Clichy – Berge de Seine

- Property dev. contract with KanAm Grund
- 15,000 sqm of office space
- Completed in March 2009

Paris Porte des Lilas

- 22,000 sqm
- Completed in March 2009

Aix en Provence

- Property dev. contract with Crédit Agricole
- 20,000 sqm of office space
- Completion planned for July 2011

Silic – ZAC Landy Pleyel 2

- €58m property dev. contract with Silic
- 21,000 sqm of office space
- Start of works: 2010

✓ Off-plan sales/property development contract backlog down to €90m (vs. €142m in 2008)

€m excl. tax	
Off-plan/property dev. contract	90
Fees	13
Total backlog	**103**

5

Financial position

Debt

Liquidity

5 1 | Debt Summary

■ **Net debt at 31 December 2009: €2,064m[1]**

✓ Consolidated covenants (corporate debt)

	LTV	ICR
December 2009	**55.7%**	**2.6x**
December 2008	**53.4%**	**2.6x**
Covenant	**≤65%**	**≥2x**

✓ Specific covenants

Shopping centre mortgages: no problems identified

Property development: no problems identified

✓ Covenants relating to Cogedim acquisition loan

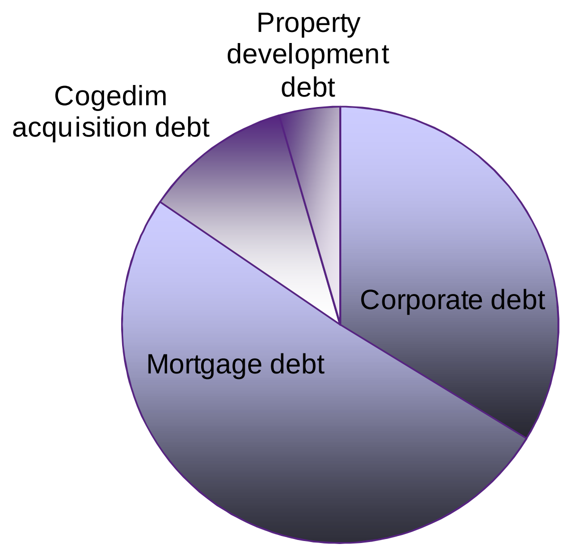
Waiver agreed suspending leverage covenants for 3 years in exchange for repayment of €50m (loan of €250m vs. €300m)

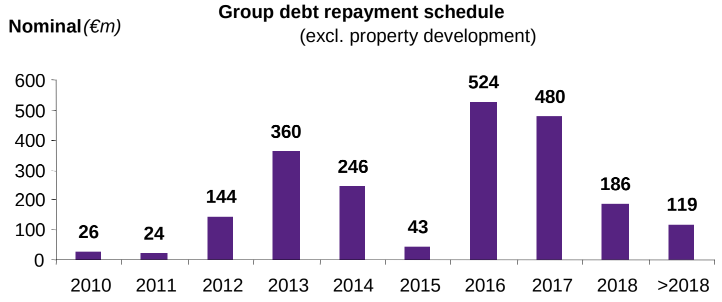
■ **Contractual debt repayment schedule**

✓ Average maturity of 6 years and 6 months

✓ No significant repayments due before 2013

Breakdown of gross debt





(1) Gross debt: €2,218m, Cash and cash equivalents: €217m

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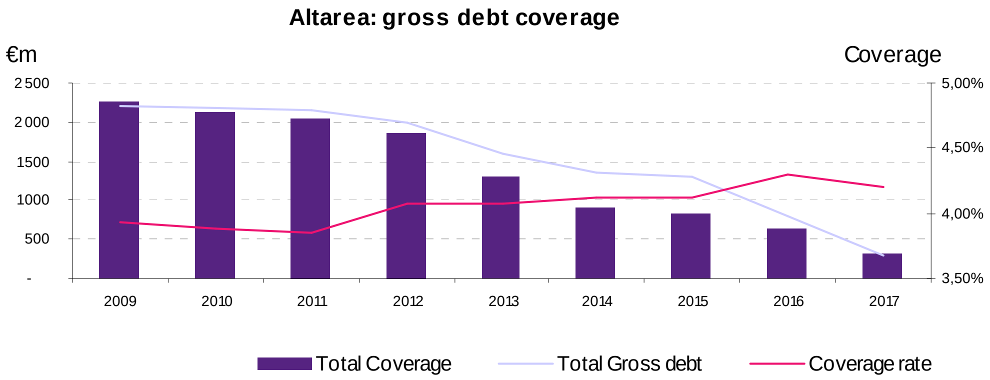
5 ↗ 2 | Debt Coverage

100% of debt covered at end-2009



✓ Average cost of debt of 4.21% vs. 4.68% in 2008

Valuation issue

✓ Due to the reduction in interest rates at the end of 2008, the Group recognised a book loss of -€53m (IAS 32 and 39)

Cash and cash equivalents Summary

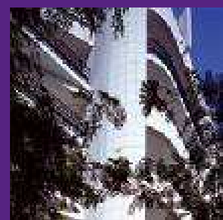
- **Net cash position of €319m**
  - ✓ Corporate resources: €238m
  - ✓ Confirmed authorisations: €81m

- **Current cash and cash equivalents covers identified commitments**
  - ✓ Shopping centres: €150m (see slide 13, "Breakdown of commitments")
  - ✓ Property development: no needs beyond allocation of existing capital
  - ✓ No significant debt repayments due before mid-2013

➔Altarea's cash position is sufficient to cope with commitments identified to date

6

Outlook



6 ↗ 1 Outlook

Shopping centres

- ✓ Stepping up the asset management policy
- ✓ 2010 deliveries challenges
- ✓ Pipeline review: improvement in risk/return profile ➔ yield at 31 December 2009: 8.8%

Residential property development

- ✓ 84 development projects to be launched in 2010 representing 4,700 homes
- ✓ Start of works on 4,400 homes in 2010: +50% relative to 2009
- ✓ Diversification with the introduction of new labels: Domaines Privés, Nouveaux Quartiers, Résidences Services, Cogedim Club
- ✓ As of Q2 2010, 100% building permit applications should have BBC low energy consumption certification

Office property development

- ✓ Continuation of committed development projects
- ✓ Seizing opportunities relating to market developments
- ✓ Strengthening the business model

Combining an extremely strong position in three markets with different cycles, while still maintaining shopping centre development as its predominant activity, Altarea Cogedim benefits from a number of growth opportunities depending on economic conditions in each of its products, with a stable basis

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Shopping centres

Very long cycle, niche market ➔ very strong value creation

Resilient and robust cash flow once brought into service

Residential property development

Short and clear-cut cycle

Deep market with end demand generally unsatisfied in France

Office property

Regular and clear-cut cycle

Deep market, highly sensitive to economic conditions

Altarea Cogedim's position

Shopping centres	Residential property development	Office property
Market leader in France in the creation of innovative shopping centres No. 3 retail property company in France	Market leader in France in upscale residential property	Market leader in France in large mixed urban developments, working with major investors/users
65-75% of operating profit	**15-25% of operating profit**	**5-10% of operating profit**

Outlook for Altarea Cogedim

Shopping centres	Residential property development	Office property
Medium Term =	**Medium Term** ++	**Medium Term** =
Average growth in rental income from the existing portfolio	Strong earnings growth already assured thanks to 2009 sales and existing backlog	The market is expected to bottom out in 2010-11 with low take-up. The Group currently has no capital exposure to the office property market
Long Term +	**Long Term** +	**Long Term** +
Significant upturn in growth thanks to completions planned over the next four to five years	The long-term trend is that of generally unsatisfied market. Economic conditions could impede or accentuate this trend	Altarea Cogedim is in a position to benefit from the rebound expected in this cyclical market

Altarea Cogedim
The strength of a unique business model
+ + +

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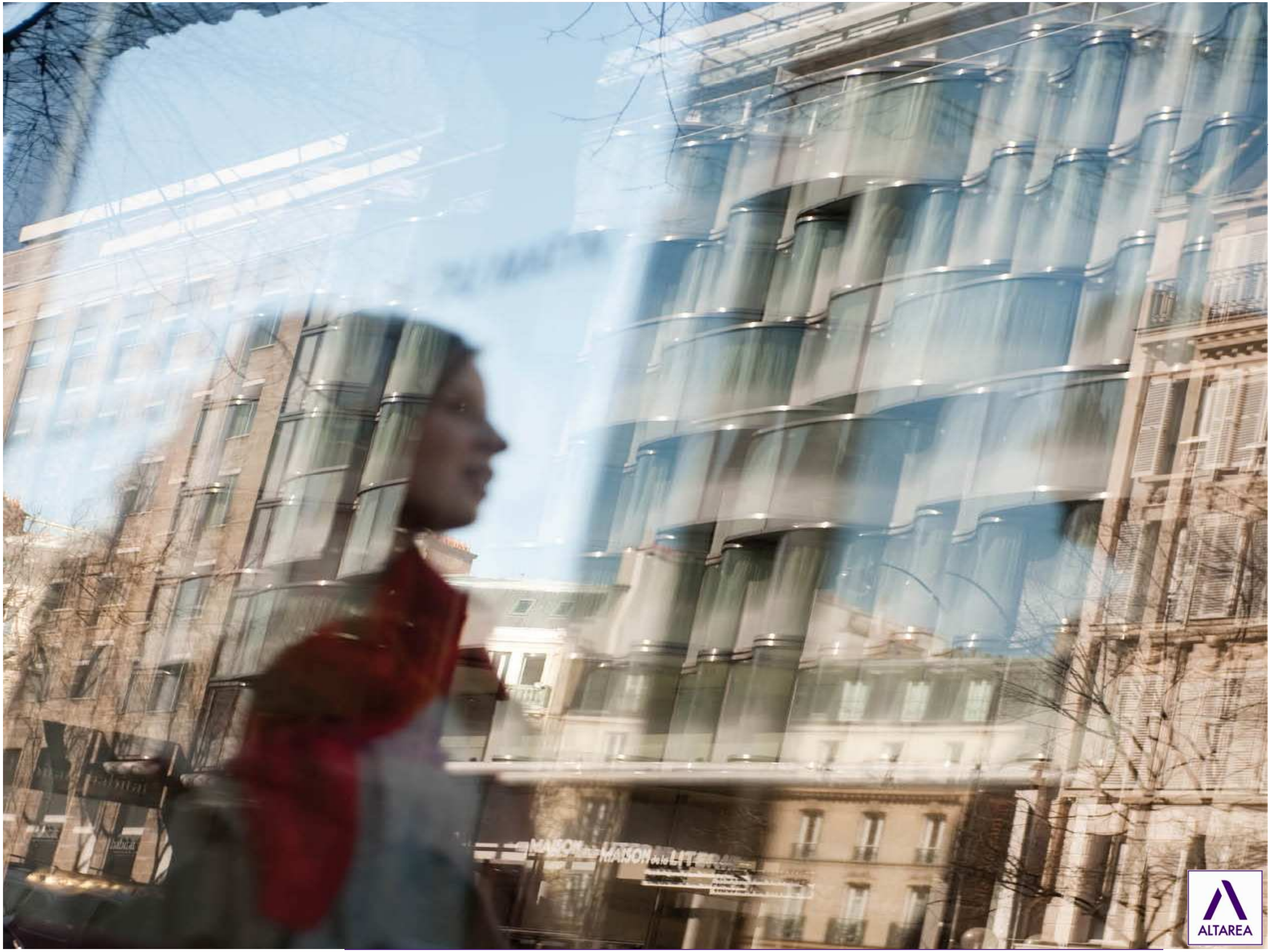
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