



Paris, March 30, 2017

ANF Immobilier finalizes the acquisition of the commercial real estate assets of Centreda and confirms its presence in the Toulouse metropolitan area

In March 24, 2017, ANF Immobilier announced the completion of its acquisition of the Centreda real estate complex in the Blagnac district of Toulouse. In December 2016, the real estate company had signed a promise to buy two buildings comprising 16,151 sq.m. of office space with a potential future extension of 4,000 sq.m. The complex is strategically located near the head office of Airbus and the Toulouse Blagnac airport and leases to major users including CIMPA (Sopra Steria Group), Rockwell Collins and Altran. It represents an initial investment excluding stamp duties of €17.5 million and will generate additional gross revenue of €2 million.

The investment is at the heart of ANF Immobilier's growth strategy. The Real Estate Investment Trust is indeed the leading player in commercial real estate renewal in regional metropolitan areas. Toulouse is the fourth most populated city in France. It enjoys a very dynamic economic environment thanks, notably, to the aerospace and energy industries. The regional metropolitan area is undertaking extensive development of its infrastructure and office space. It is the third largest office space market in France (approximately 4.2 million sq.m.) with take up of nearly 130,000 sq.m. on average over the past ten years and 170,000 sq.m. in 2016, demonstrating its accelerated growth.

The two Centreda assets are the first step in a long-term strategy for ANF Immobilier in the Toulouse metropolitan region. In future, ANF Immobilier will seek opportunities in dynamic Toulouse neighborhoods which are promising in terms of value creation. Toulouse expands ANF Immobilier's geographical investment scope and constitutes a new opportunity for development and growth.

Ghislaine Seguin, Deputy Chief Executive Officer of ANF Immobilier stated that: *"We're very happy with the completion of this first investment in Toulouse. It's the first step in ANF Immobilier's long-term growth in this metropolitan area. It validates our growth strategy focused on our role as a business partner of companies located in strategic metropolitan areas via high-potential investments in commercial real estate."*

Advisors:

- Lawyers: Fairway, Archers, Fidal, CMS
- Notary: Oudot & Associés, Uguen Vidalenc & Associés, André Begon, Philippe Herbert, Cécile Bougeard, Jean-Pierre Brulon, Bertrand Bonneau and Samuel Auger, Notaries

Bank: Banque Européenne du Crédit Mutuel

x

x

x



About ANF Immobilier	
General Meeting	May 10, 2017 at 2:00 PM
Publication of Q1 2017 revenues	May 10, 2017
<p>ANF Immobilier (ISIN FR0000063091) is a French listed real estate investment company which owns a diversified portfolio of French office, retail, hotel and residential property worth €1,068 million. The Company is transforming and is oriented toward commercial properties, value creation and the growth of dynamic regional metropolises. It currently has offices in Bordeaux, Lyon, Marseille and Toulouse. Listed on Eurolist B of Euronext Paris and included in the EPRA real estate index, ANF Immobilier is a company of the Eurazeo Group.</p> <p>http://www.anf-immobilier.com</p>	
<p>ANF Immobilier contact: Laurent Milleron, Tel: +33 1 44 15 01 11 investorrelations@anf-immobilier.com or Press contact: Renaud Large, Tel: +33 1 58 47 96 30 renaud.large@havasww.com</p>	