



Press release

27 September 2004

SUSTAINED GROWTH IN HALF YEAR RESULTS

I New operations: + 110.9 %

Investments made during the first six months of 2004 come to 45.0 M€ (million euros) as against 21.4 M€ for the same period in 2003. They related mainly to property rental.

At the same time the group has continued its arbitrage operations aimed at spinning off smaller assets or jointly owned ones.

I Corporate net profit: + 31,4 %

The corporate net profit stands at 7.9 M€ for the first half of 2004 compared to 6.0 M€ for the same period last year. This increase results from the continued rise of rentals from the property activity (+21.2%, or +7.7% excluding absorption of Immobercy), capital gains scored on arbitrage deals (4.0 M€) as well as an extraordinary merger surplus of 0.8 M€.

A much higher net contribution from the subsidiaries' activities (Promaffine and Concerto Développement) led to a sharp rise of the consolidated net profit (group share) to 7.1 M€, up 95.3% from the first half of 2003.

Current cash flow from leasing and rental advanced by 15.8% to 39.9 M€; global current cash flow rose from 16.1 M€ in the first half of 2003 to 38.3 M€ for the first six months of 2004.

I Interim dividend: 1.2 €/share

Affine, sticking to its policy, has decided to pay an interim dividend in November of 2.8 M€, making 1.2 € per share (with no tax credit).

I Revalued net assets: + 21.8 %

Consolidated shareholders' equity (group share) was increased from 78.5 M€ in June 2003 to 160.4 M€ in June 2004, particularly because of the revaluation of assets connected with the change to SIIC status and the issue of mandatory convertible bonds (ORA, obligations remboursables en actions) in an amount of 20 M€ in October 2003.

The market value of the group's rental property, which stood at 215.4 M€ in June 2003, came to 283.7 M€ in June 2004, with an unrealised capital gain of 13.5 M€.

Hence the group's NAV (excluding transfer rights) comes to 173.9 M€ in June 2004 compared with 142.8 M€ (pro forma SIIC) twelve months earlier, a 21.8 % increase. The per-share NAV stands at 74.71 €, up 18.9 % by comparison with June 2003 (62.84 €).

I A good market performance

The group's good performance, the expansion of the free float (40 % of market capitalisation) and the adoption of SIIC status explain the strong rise posted by Affine share price which is quoted on the Euronext Paris Premier Marché and listed in the Euronext Prime segment. Thus the price on 30 June 2004 stood at 64.80 € compared with 43.00 € on 30 June 2003.

In addition, the option created for payment of the 2003 dividend in shares made it possible to issue 23 422 new shares. On this basis, the market capitalisation now exceeds 150 M€.

I Favourable prospects

The results scored for the first half of 2004, the disposal of Imaffine and the satisfactory activity level based on a sound financial structure allow the company to expect higher annual earnings by comparison with the previous financial year.

M€	1 st half 2003	1 st half 2004
Corporate profit		
Rental	6.1	10.6
Leasing	8.3	7.0
Other income and expenses	(4.1)	(5.8)
Net banking product	10.3	11.8
Operating expenses	(3.2)	(4.2)
Pre-tax profit on ordinary activities	7.1	7.6
Tax and miscellaneous	(1.1)	0.3
Net profit	6.0	7.9
Consolidated results		
Consolidated net profit	4.0	7.9
Including group share	3.6	7.1

Affine group, created in 1990, is one the main independent players in the corporate real estate sector thanks to its rental, leasing, engineering and real estate development activities. The group manages 360 buildings, 85 of them on property rental (350 000 m²) and 275 on leasing (1.3 million m²), in the Ile-de-France and the other regions.

Euronext Premier Marché - Midcac Index
NextPrime Segment
ISIN : FR 0000036105
Bloomberg : IML FP – Reuters : BTTP.PA

Contacts:
AFFINE: Maryse Aulagnon / Alain Chaussard
Tel: 33 (0)1 44 90 43 10
SHAN : Ségolène de Saint Martin
Tel: 33 (0)1 44 50 58 72

www.affine.fr - info@affine.fr