

Press release

SFL acquires two new properties

Le Vaisseau

On 25 July, Société Foncière Lyonnaise – SFL – exchanged contracts on the Le Vaisseau building located on the western side of the Saint Germain island at Issy-les-Moulineaux.

The entire building has been let to a first-class covenant for its Paris region headquarters under a nine-year lease. It represents an investment of some €30 million and will generate post-step-up rental revenue of €1.8 million.

Designed by the renowned architect Jean Nouvel, the property comprises 6,000 square meters of offices and 126 parking spaces.

The buyer was advised by Lefevre Pelletier & Associés and Oudot & Associés, and the vendor by Atipic GTF and Guilbaud.



Profile : With an exceptional portfolio of properties valued at some €3.2 billion net of transfer costs, essentially located in the Paris Central Business District, SFL is a preferred vehicle for investors wishing to invest in the Paris office and retail property market. As the leading player in this market, the Group is firmly focused on pro-actively managing high-quality property assets. SFL has elected to be taxed as an SIIC since 2003.

Stock Market: Eurolist Compartiment A – Euronext Paris ISIN FR0000033409 – Bloomberg: FLY FP – Reuters : FLYP PA

This is a free translation of the original press release in French.

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103 rue de Grenelle

On 24 July, SFL signed an agreement for the acquisition from CGW of SCI Louis Philippe Neuilly, the holding structure for the property at 103 rue de Grenelle, Paris VII that was originally built to house the headquarters of the French Post Office. The property comes with a building permit for its conversion into a state-of-the-art office complex. Following a major renovation and upgrade program that is expected to be completed in 2008, the property will offer 17,000 square metres of rental office space in the heart of Paris's government district on the Left Bank of the Seine.

Representing an investment of some €125 million, the transaction corresponds to the exercise of cross put-and-call options signed on Thursday, 20 October 2005.

The buyer was advised by Cities Consultants, Baker & Mc Kenzie, BDO Marque & Gendrot and Oudot & Associés. The vendor was advised by Freshfields, Gide and Wargny Katz.



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