

Half-yearly Results for 2010

Progress of the NAV despite a contraction in rents on a like-for-like basis

	H1 2010	Var (%) as at 2009
Assets in € million	1 157	+ 1.5%
NAV per share (excl. financial instruments) in €	3.8	+ 6.9%
Rents in € million	43.4	- 3.7%*

* on a like-for-like basis vs H1 2009

A rising NAV sustained by the increase in the value of assets

The assets of Foncière Europe Logistique were valued on June 30th, 2010 at €1,157 million net, i.e. an increase of 1.5% compared with December 31st, 2009, spread over the logistics assets (+ 2.1%) and light industrial (+ 0.6%), the Garonor Aulnay value remaining stable.

This increase in value is largely due to lower capitalisation rates over this first half, the net potential yield of the portfolio emerging at 8.8%.

The triple net NAV excluding financial instruments stood at €3.8/share compared with €3.6/share on December 31st, 2009, a 6.9% increase..

A strengthened financial structure

The net debt as at June 30th, 2010 amounted to €682 million, i.e. 59% of the value of the assets for bank covenants fixed at 65%. This level of debt is falling compared with December 31st, 2009 (60.6%) due to the rise in value of the assets and the cash position generated by the company's activity.

The average debt rate remains virtually stable at 4.9%, compared with 4.8% on December 31st, 2009. The entire debt must be repayable in full at the end of 2014.

The debt coverage rate is 92% for an average maturity of 5.7 years.

The ICR was maintained at 2.1 on June 30th, 2010, i.e. at a level well above that of its bank covenants (1.5).

Contraction of rents on a like-for-like basis

Rental incomes amounted to €43.4 million over the first half of 2010:

In thousand Euros	H1 2009	H1 2010	Var (%)	Var on a like-for-like basis (%)
Logistics France	25 396	22 453	- 11.6%	- 5.3%
Logistics Germany	4 171	4 302	+ 3.1%	+ 5.5%
Light industrial	9 167	9 089	- 0.8%	- 0.9%
Garonor Aulnay	8 291	7 571	- 8.7%	- 7.0%
TOTAL	47 024	43 416	- 7.7%	- 3.7%

In a market that is still difficult, the change in rents between June 30th, 2009 and June 30th, 2010 was - €3.6 million. This fall was linked to:

- a 3.7% fall in rents on a like-for-like basis: - €1.6 million
- transfers in 2009: - €1 million
- the end of rent guarantees activated in 2009: - €1 million

The change in rents on a like-for-like basis can mainly be explained by:

- the continuing protection of rental incomes by reletting at rents between current rents and market rents (impact: - €1.4 million)
- an increase in vacancies (impact: - €0.4 million), amounting to 12.7% on June 30th, 2010, compared with 11% at the end of June 2009, almost entirely associated with the end of rent guarantees covering two warehouses located in Bollène and Dunkirk
- the positive indexing of rents (impact: + €0.2 million)

Fall in the recurring net result limited by significant reductions in costs

Involvement in a cost rationalisation process and the fall in interest charges mean that Foncière Europe Logistique has been able to post a recurring net result of €18 million, i.e. a fall of €1.6 million.

The recurring net result per share of Foncière Europe Logistique has been falling more significantly (- 23.8%) and stood at €0.16, compared with €0.21 on June 30th, 2009, due to the increase in capital in June 2009 at €2/share.

Protection of rental incomes through stability in the residual maturity of leases at 3.3 years

Foncière Europe Logistique has signed leases covering around 284,000m² in surface area, 229,000m² of which are renewals and 55,000m² of which are new signings. In the Logistics sector, these signings represent 18% of the assets in France and demonstrate the company's desire to provide high transparency of its future results.

As a result of these signings, the average remaining term of leases in the Logistics portfolio remains stable at 3.3 years.

Strategy and outlooks

Since the logistics market is still difficult at the present time, Foncière Europe Logistique is expecting a limited fall in its Recurrent Net Result in 2010. However, the company intends to actively continue its development and to focus henceforth on the following areas:

- a continuing work on increasing the occupancy rate and the sustainability of rental incomes by extending the term of leases,
- adapting its assets to future logistics challenges and anticipating future environmental standards, particularly on the Garanor Aulnay and Pantin sites.

About Foncière Europe Logistique

Foncière Europe Logistique, 67.1% of which is owned by Foncière des Régions, is a French listed real estate investment trust (SIIC) specialising in holding logistics assets and business premises. On June 30th, 2010, Foncière Europe Logistique held assets valued at €1.2 billion, with assets located in France and Germany.

The supervisory board of Foncière Europe Logistique is chaired by Yan Perchet. Foncière Europe Logistique is managed by François de La Rochefoucauld.

Foncière Europe Logistique is quoted on Euronext Paris, Compartment B (FR0000064305 - FEL)

Contact:

Alexis Guetin, CFO

Tel.: +33 (0)1 58 97 54 45

alexis.guetin@fdr.fr

Read this press release at: www.fonciere-europe-logistique.fr