

## VALUATION REPORT

# LAMARTINE PORTFOLIO

## 199 RESIDENTIAL PROPERTIES IN FRANCE

ON BEHALF OF

CDC HABITAT - AMPÈRE GESTION

VALUATION DATE

12/31/2024

# TABLE OF CONTENTS

**INSTRUCTION**

**METHODOLOGY**

**RESIDENTIAL MARKET IN FRANCE**

**MARKET VALUES SUMMARY TABLE**

**CONCLUSIONS**

**APPENDIXES**

➤ **199 VALUATION CERTIFICATES**

➤ **GENERAL CONDITIONS**

## INSTRUCTION

In accordance with the agreement dated 21 December 2021, CDC HABITAT AMPERE GESTION has selected a real estate valuer to carry out a valuation of the "LAMARTINE" Portfolio consisting of existing buildings and development projects under the sale of completion (VEFA).

In accordance with the contract, CBRE Valuation carried out the valuation of the properties or properties rights listed below by carrying out all the searches and diligence appropriate to the mission.

We confirm that CBRE Valuation has no conflict of interest: neither with the Client nor regarding the properties.

### DESIGNATION OF PROPERTIES

The Portfolio includes several types of housing:

- **80** existing buildings in operation. These are Intermediate Housing and free housing (Common Law L.89 and contracted affordable housing).
- **119** buildings acquired in VEFA (development projects under the sale of completion), a majority of which are free housing units (Common Law L.89 and LAC: contracted affordable housing) and the other part are intermediate housing.  
For all buildings in VEFA, we will assume, in agreement with the Client and for our valuation, all assets delivered and completed on the valuation date.

#### Specific portfolio features:

- **Reservation arrangements** may exist on units in some buildings which are otherwise rented under common law ("Baux Loi de 1989"). For these units and in agreement with the Client, we assume a return to the common law regime with market rental values at the end of the booking agreement.
- An immovable is held in **temporary usufruct** of 16 years from the delivery of the asset (Paris Tolbiac). For this asset, only income during the term of the usufruct is collected, with no resale value of the asset.

Asset number	Address	Postal code	City	Areas (sq m)	Parking units	Construction date	Typologies: "Logements Droit commun L89" / "LLI" / "Usufruit"
A149	259-261 CHEMIN DE LA POUDRIÈRE	1.170	GEX	3.146 m²	75 U.	2008	Logement Libre
A086	1 PLACE DU JURA	1.170	GEX	1.571 m²	41 U.	VEFA	Droit commun L89
A171	21 RUE DU JURA	1.630	SAINT-GENIS-POUILLY	1.402 m²	37 U.	2018	LLI
7768	466 AVENUE DU JURA	1.630	SERGY	979 m²	9 U.	2023	Droit commun L89
A105	14 BOULEVARD GAMBETTA	6.000	NICE	3.062 m²	49 U.	2013	Logement Libre
A123	67 BOULEVARD DE L'IMPERATRICE EUGENIE	6.000	NICE	3.762 m²	-	1990	Logement Libre
7918	54 BOULEVARD GORBELLA	6.100	NICE	456 m²	10 U.	2023	Droit commun L89
A233	160 AVENUE FRANCIS TONNER	6.150	CANNES	3.452 m²	65 U.	2023	LLI
A112	26 CHEMIN DE LA COLLE	6.160	JUAN LES PINS	1.509 m²	-	1991	Logement Libre
A155	110 CHEMIN DES PLATEAUX FLEURIS	6.160	ANTIBES	3.989 m²	144 U.	2010	Logement Libre
A141	114 AVENUE DE LA LANTERNE	6.200	NICE	1.480 m²	-	1991	Logement Libre
A201	21 IMPASSE DE LA GAJETÉ	6.200	NICE	1.230 m²	25 U.	2023	LLI
7743	217 ROUTE DE BELLET	6.200	NICE	1.278 m²	36 U.	2023	Droit commun L89
A175	2 AVENUE DU TAPIS VERT	6.220	VALLAURIS	1.738 m²	34 U.	2017	LLI
A263	630 AVENUE DE TOURNAMY	6.250	MOUGINS	5.200 m²	160 U.	VEFA	Droit commun L89
A308	62 RUE MARECHAL VAUBAN	6.300	NICE	1.066 m²	18 U.	VEFA	Droit commun L89
A231	1183 ROUTE DES PLANS	6.510	CARROS	1.114 m²	18 U.	2023	LLI
A202	2255 CHEMIN DE SAINT CLAUDE	6.600	ANTIBES	751 m²	12 U.	2023	LLI
A243	450 CHEMIN DES COMBES	6.600	ANTIBES	634 m²	11 U.	VEFA	LLI
A164	RES AUPHAN CHARPENTIER	13.003	MARSEILLE	1.656 m²	27 U.	2018	LLI
A262	134 BV MICHELET (MA)	13.008	MARSEILLE	5.914 m²	176 U.	VEFA	Droit commun L89
A237	134 BV MICHELET	13.008	MARSEILLE	3.018 m²	53 U.	VEFA	LLI
A199	143 TRAVERSE DE LA GOUFFONE - BAT 7 CAGE A	13.009	MARSEILLE	1.315 m²	24 U.	2023	LLI
A078	8 TRAVERSE CHANTE PERDRIX	13.010	MARSEILLE	893 m²	32 U.	VEFA	Droit commun L89
8189	247 AV DE MONTOLIVET	13.012	MARSEILLE	2.992 m²	64 U.	VEFA	Droit commun L89
A191	90 AVENUE DES TROIS LUCS	13.012	MARSEILLE	1.338 m²	21 U.	2023	Droit commun L89
A359	83 AVENUE CHARLES SUSINI	13.013	MARSEILLE	1.966 m²	33 U.	VEFA	Droit commun L89
A190	1 CHEMIN DE SERENS	13.013	MARSEILLE	632 m²	10 U.	2023	Droit commun L89
A147	1 ROND POINT FORESTA	13.015	MARSEILLE	1.797 m²	38 U.	2011	Logement Libre
A290	TRAVERSE DE SAUMATY	13.016	MARSEILLE	1.115 m²	17 U.	VEFA	LLI
A148	RES LA FOURANE	13.080	AIX	7.350 m²	173 U.	1961	Logement Libre
A019	31 BOULEVARD LOUISE MICHEL	13.117	MARTIGUES	788 m²	22 U.	2023	Droit commun L89
A176	RESIDENCE BOMPERTUIS	13.120	GARDANNE	3.588 m²	88 U.	2019	LLI
A241	239 BV THÉODORE AUBANEL	13.140	MIRAMAS	2.428 m²	45 U.	2023	LLI
7729	286 AVENUE DU REPOS	13.660	ROQUEVAIRE	601 m²	19 U.	2023	Droit commun L89
7749	395 ROUTE DE SAINT SIMON	31.100	TOULOUSE	784 m²	14 U.	2023	Droit commun L89
A144	11 AVENUE JEAN DAGNAUX	31.200	TOULOUSE	2.067 m²	30 U.	2010	Logement Libre
A186	1 RUE JEANNETTE GUYOT	31.200	TOULOUSE	1.746 m²	31 U.	2023	Droit commun L89
A196	AVENUE DE GRANDE BRETAGNE	31.300	TOULOUSE	1.898 m²	35 U.	2023	LLI
A145	4 RUE ANTONIO VIVALDI	31.300	TOULOUSE	1.785 m²	37 U.	2012	Logement Libre
A111	5 RUE CORMIERS	31.400	TOULOUSE	3.809 m²	86 U.	2007	Logement Libre
A234	1 RUE NOUADHIBOU	31.400	TOULOUSE	2.122 m²	37 U.	2023	LLI
7746	RUE DE VÉNASQUE	31.400	TOULOUSE	567 m²	10 U.	2023	Droit commun L89

Asset number	Adress	Postal code	City	Areas (sq m)	Parking units	Construction date	Typologies: "Logements Droit commun L89" / "LLI" / "Usufruit"
A161	24 BOULEVARD DE L'EUROPE	31.700	BEAUZELLE	1.072 m²	15 U.	2018	LLI
A134	29 AVENUE ANDROMÈDE	31.700	BLAGNAC	1.740 m²	35 U.	2011	Logement Libre
A162	24 BOULEVARD ALAIN SAVARY	31.700	BLAGNAC	3.813 m²	83 U.	2019	LLI
A135	22 RUE GEORGE SAND	31.700	BLAGNAC	2.134 m²	-	2010	Logement Libre
A101	3 RUE ADRIEN BAYSSELANCE	33.000	BORDEAUX	660 m²	9 U.	2010	Logement Libre
A113	150 COURS VICTOR HUGO	33.000	BORDEAUX	8.554 m²	153 U.	1989	Logement Libre
A102	74 RUE DE LA BENAUGE	33.100	BORDEAUX	344 m²	-	2015	Logement Libre
A133	6 RUE DE LA BELLE ROSE	33.130	BÈGLES	1.977 m²	29 U.	2011	Logement Libre
7764	53 CHEMIN DE GALGON	33.140	VILLENAVE-D'ORNON	1.807 m²	58 U.	2023	Droit commun L89
A332	2 RUE BLAISE CENDRARS	33.140	VILLENAVE-D'ORNON	1.995 m²	28 U.	VEFA	Droit commun L89
A198	AVENUE ANDRE REINSON - COURS DE QUEBEC	33.300	BORDEAUX	4.499 m²	62 U.	2011	Logement Libre
A266	COURS DE QUEBEC - AVENUE DE LAROQUE	33.300	BORDEAUX	1.407 m²	19 U.	2023	Droit commun L89
A136	22 AVENUE MARCEL DASSAULT	33.300	BORDEAUX	1.636 m²	22 U.	2013	Logement Libre
A114	12 COURS DE QUEBEC	33.300	BORDEAUX	2.309 m²	31 U.	2014	Logement Libre
A169	25 AVENUE GEORGES LASSERRE	33.400	TALENCE	1.317 m²	18 U.	2018	LLI
A137	4 RUE RENE DE BOUSSAC	33.520	BRUGES	1.053 m²	34 U.	2011	Logement Libre
A269	RUE DE L'AVENIR - RUE DU CANAL	33.520	BRUGES	2.039 m²	36 U.	2023	Droit commun L89
A232	RUE PIERRE ANDRON	33.520	BRUGES	4.234 m²	93 U.	VEFA	LLI
7745	58 RUE AMÉDÉE SAINT-GERMAIN	33.800	BORDEAUX	1.945 m²	25 U.	VEFA	Droit commun L89
A244	819 RUE PAUL RIMBAUD	34.000	MONTPELLIER	982 m²	17 U.	2023	LLI
7744	528 RUE PUECH VILLA	34.000	MONTPELLIER	2.543 m²	51 U.	VEFA	Droit commun L89
A163	RÉS 2000 AV DE L'EUROPE	34.057	CASTELNAU LE LEZ	932 m²	25 U.	2019	LLI
A140	31 RUE DES ILES TONGA	34.070	MTP	1.450 m²	29 U.	2011	Logement Libre
A166	AV DES LEVADES	34.470	PEROLS	900 m²	26 U.	2019	LLI
A167	26 RUE DE BUFÉRON	35.000	RENNES	1.740 m²	30 U.	2019	LLI
A143	13 RUE MARIE ROUAULT	35.000	RENNES	1.374 m²	19 U.	2012	Logement Libre
A128	1 RUE ROGER HENRI GUERRAND	35.000	RENNES	2.405 m²	38 U.	2011	Logement Libre
A254	22 RUE DE FENIDAN	35.131	CHARTRES-DE-BRETAGNE	1.924 m²	20 U.	2023	Droit commun L89
A146	11 RUE JACQUES DECOUR	37.000	TOURS	1.483 m²	20 U.	2012	Logement Libre
A131	48 RUE DANIEL MAYER	37.100	TOURS	3.986 m²	72 U.	2011	Logement Libre
8194	ECOQUARTIER LA GUIGNARDIÈRE	37.170	CHAMBRAY LES TOURS	2.345 m²	18 U.	2023	Droit commun L89
7735	RUE VINCENT VAN GOGH	40.600	BISCARROSSE	865 m²	-	2023	Droit commun L89
LOG_0465A_NTA	9BIS BOULEVARD DE BERLIN	44.000	NANTES	882 m²	22 U.	#N/A	#N/A
A103	12, 14, 16 BOULEVARD DE L'ESTUAIRE	44.000	NANTES	4.523 m²	48 U.	2008	Logement Libre
A104	24 RUE DES ALOUETTES	44.000	NANTES	2.271 m²	27 U.	2009	Logement Libre
A121	22 RUE GEORGES CHARRIER	44.100	NANTES	2.839 m²	52 U.	2011	Logement Libre
A270	12 BOULEVARD DE LA BEAUJOIRE	44.300	NANTES	2.292 m²	50 U.	2023	Droit commun L89
A267	75 BOULEVARD LAURIOL	44.300	NANTES	2.064 m²	54 U.	2023	Droit commun L89
A037	12 ROUTE DE LA JONELIÈRE	44.300	NANTES	4.104 m²	64 U.	VEFA	Droit commun L89
A122	13 RUE PAUL PLANTIVEAU	44.300	NANTES	2.620 m²	-	2000	Logement Libre
LOG_1565B_NTA	RUE DE LA FAUCONNERIE	49.007	ANGERS	1.073 m²	-	#N/A	#N/A
7961	PLACE DE LA REPUBLIQUE	51.100	REIMS	1.235 m²	21 U.	2023	Droit commun L89
A230	18 RUE DE MARQUILLIES	59.000	LILLE	1.723 m²	32 U.	VEFA	LLI
A192	ZAC ARRAS EUROPE	59.000	LILLE	2.115 m²	36 U.	2023	LLI
7738	27 RUE JULES FERRY	59.130	WATTIGNES	3.126 m²	95 U.	2023	Droit commun L89
A294	11 RUE DE L'ABATTOR	59.150	WATTRELOS	936 m²	31 U.	2023	LLI
A325	261 RUE DE L'UNION	59.150	WATTRELOS	1.643 m²	29 U.	VEFA	Droit commun L89
A258	301 RUE DE LILLE	59.223	RONCQ	1.234 m²	38 U.	2023	Droit commun L89
A165	AVENUE FRANÇOIS MITERRAND	59.370	MONS-EN-BAROEUL	2.789 m²	50 U.	2018	LLI
7742	RUE SIMONE VEIL	59.380	ARMENTIÈRES	1.719 m²	19 U.	2023	Droit commun L89
A264	34 RUE CHANZY	59.390	LYS-LEZ-LANNOY	1.586 m²	36 U.	2023	Droit commun L89
A154	3 IMPASSE DE DIMBSTHAL	67.000	STRASBOURG	2.048 m²	38 U.	2009	Logement Libre
A168	2 RUE JACOBINETTER	67.000	STRASBOURG	4.290 m²	56 U.	2017	LLI
A217	ZAC VERGERS SAINT MICHEL	67.116	REICHSSTETT	1.402 m²	21 U.	VEFA	LLI
A238	17 ROUTE DU RHIN	67.400	ILLKIRCH-GRAFFENSTADEN	1.507 m²	30 U.	2023	LLI
6555	91-93 RUE AUDIBERT LAVROTTE	69.008	LYON	889 m²	15 U.	#N/A	#N/A
7993	70 RUE BATAILLE	69.008	LYON	1.123 m²	19 U.	VEFA	Droit commun L89

Asset number	Address	Postal code	City	Areas (sq m)	Parking units	Construction date	Typologies: "Logements Droit commun L89" / "LLI" / "Usufruit"
A256	RUE FRANCIA	69.100	VILLEURBANNE	2.525 m²	36 U.	2023	Droit commun L89
A255	46 CHEMIN DE REVAISON	69.290	SAINT PRIEST	666 m²	14 U.	2023	Droit commun L89
A296	25 RUE CHRISTIAN LACOUTURE	69.500	BRON	2.351 m²	41 U.	VEFA	LLI
A152	7 RUE GARIBALDI	69.580	SATHONAY-CAMP	3.581 m²	46 U.	2007	Droit commun L89
A130	23 BIS ROUTE D'HEYRIEUX	69.800	SAINT-PRIEST	2.347 m²	41 U.	2011	Logement Libre
7737	RUE SAINT-ELOI	73.100	AIK-LES-BAINS	1.212 m²	22 U.	2023	Droit commun L89
7765	224 ROUTE DU TUNNEL	73.370	LE BOURGET-DU-LAC	722 m²	11 U.	2023	Droit commun L89
6562	52-56 RUE DU JURA	74.100	AMBILLY	1.832 m²	26 U.	#N/A	#N/A
A153	10 RUE DU CLAUDE LOUIS BERTHOLLET	74.100	ANNEMASSE	1.861 m²	37 U.	2008	Droit commun L89
A150	7 CHEMIN DE CERTOUX	74.160	SAINT-JULIEN-EN-GENEVOIS	2.657 m²	39 U.	2008	Logement Libre
A313	LOTISSEMENT LES VERGERS	74.800	ARENTHON	1.050 m²	12 U.	VEFA	Droit commun L89
A132	9 RUE DES ARQUEBUSIERS	75.003	PARIS	1.460 m²	25 U.	1950	Logement Libre
8819	161 AVENUE DE FRANCE	75.013	PARIS	2.492 m²	28 U.	VEFA	Droit commun L89
A197	13 RUE DE TOLBIAC	75.013	PARIS	1.087 m²	-	2023	Usufruit
A116	2 BIS RUE PONSCHARME	75.013	PARIS	722 m²	11 U.	1990	Logement Libre
A107	15/17 RUE LACAIZE	75.014	PARIS	891 m²	8 U.	1990	Logement Libre
A142	112 RUE MICHEL ANGE	75.016	PARIS	2.182 m²	29 U.	1966	Logement Libre
A106	3 RUE ANDRE GILL	75.018	PARIS	564 m²	-	1997	Logement Libre
A118	21 RUE MARC SEGUIN	75.018	PARIS	1.186 m²	18 U.	2011	Logement Libre
A115	12 ALLEE PERNETTE DE GUILLET	75.019	PARIS	3.852 m²	78 U.	1977	Logement Libre
A127	181 BOULEVARD MACDONALD	75.019	PARIS	15.385 m²	145 U.	2015	Logement Libre
A129	115 rue de Bagnolet	75.020	Paris	5.279 m²	214 U.	2009	Logement Libre
A160	101 BOULEVARD MAC DONALD	75.119	PARIS	3.198 m²	108 U.	2017	LLI
A188	43 RUE BOUQUET	77.185	LOGNES	689 m²	11 U.	2023	Droit commun L89
A273	577 AVENUE JEAN JAURÈS	77.190	DAMMARIÉ-LES-LYS	4.170 m²	88 U.	2023	Droit commun L89
A018	1 BOULEVARD DE SOAVE	77.410	CLAYE-SOUILLY	2.097 m²	60 U.	2023	Droit commun L89
A342	1 BOULEVARD DE SOAVE	77.410	CLAYE-SOUILLY	1.923 m²	70 U.	VEFA	Droit commun L89
7953	5 AVENUE AMPÈRE	77.420	CHAMPS SUR MARNE	4.485 m²	80 U.	VEFA	Droit commun L89
A157	13 RUE SAINT LÉGER	78.100	SAINT GERMAIN EN LAYE	1.911 m²	53 U.	2010	Logement Libre
7999	AVENUE CHARLES DE GAULLE	78.210	SAINT-CYR-L'ECOLE	1.616 m²	17 U.	2023	Droit commun L89
7954	78 AVENUE TOM MOREL	78.210	SAINT-CYR-L'ECOLE	669 m²	9 U.	2023	Droit commun L89
A077	39 RUE DANIEL CASANOVA	78.210	SAINT-CYR-L'ECOLE	2.306 m²	44 U.	VEFA	Droit commun L89
A275	106 AVENUE DU GÉNÉRAL LECLERC	78.220	VIROFLAY	535 m²	19 U.	VEFA	Droit commun L89
A179	ALLÉE DE LA PALME D'OR	78.300	POISSY	1.722 m²	33 U.	2019	LLI
A193	1 RUE BAPAUME	78.311	HOUILLES	1.509 m²	38 U.	2023	LLI
7736	4 SENTIER DES LANDES	78.400	CHATOU	1.264 m²	28 U.	VEFA	Droit commun L89
A265	ECO QUARTIER DU PARC PRINCESSE	78.650	LE VESINET	3.469 m²	65 U.	2023	Droit commun L89
A271	LOT C DE LA ZAC PARC PRINCESSE	78.650	LE VESINET	2.810 m²	49 U.	2023	Droit commun L89
A033	ZAC PRINCESSE – RUE DE L'ECLUSE	78.650	LE VESINET	876 m²	22 U.	VEFA	Droit commun L89
A173	360 RUE DANIEL BLERVAQUE	78.955	CARRIÈRES SOUS POISSY	870 m²	10 U.	2019	LLI
A214	51 51 IMPASSE MISSIRI	83.061	FREJUS	1.692 m²	31 U.	2023	LLI
A242	CHE PIERREDON	83.110	SANARY SUR MER	2.402 m²	37 U.	2023	LLI
A240	126 PROMENADE DES SOLLIÉS	83.130	SOLLIES PONT	1.014 m²	18 U.	VEFA	LLI
A183	70 AVENUE DU PEYRAT	83.310	GRIMAUD	1.162 m²	29 U.	2023	Droit commun L89
A289	PIN ROLLAND	83.430	SAINT MANDRIER	4.699 m²	81 U.	VEFA	LLI
A170	29 BOULEVARD FRANÇOIS MITTÉRAND	91.000	EVRY	3.425 m²	72 U.	2017	LLI
A177	13 RUE NETTIE STEVENS	91.000	EVRY	2.560 m²	43 U.	2019	LLI
9200	5 RUE WALDECK ROUSSEAU	91.100	CORBEIL-ESSONNES	1.315 m²	16 U.	2023	Droit commun L89
A110	10 RUE PAUL EMILE VICTOR	91.300	MASSY	4.960 m²	118 U.	2010	Logement Libre
A117	12 RUE JB CHARCOT	91.300	MASSY	4.245 m²	93 U.	2012	Logement Libre

Asset number	Address	Postal code	City	Areas (sq m)	Parking units	Construction date	Typologies: "Logements Droit commun L89" / "LLI" / "Usufruit"
A228	72 RUE DE PARIS	91.400	ORSAY	2.864 m²	58 U.	VEFA	LLI
A126	135 RUE DES TROIS FONTANOT	92.000	NANTERRE	2.426 m²	30 U.	2010	Droit commun L89
A261	RUE PAUL DUPONT	92.110	CLICHY	4.713 m²	45 U.	2023	Droit commun L89
A109	70 Promenade du Verger	92.130	Issy Les Moulineaux	8.769 m²	162 U.	2014	Logement Libre
A235	135 RUE JEAN JACQUES ROUSSEAU	92.130	ISSY LES MOULINEAUX	1.720 m²	23 U.	VEFA	Droit commun L89
A247	135 RUE JEAN JACQUES ROUSSEAU	92.130	ISSY LES MOULINEAUX	1.797 m²	24 U.	VEFA	Droit commun L89
A274	135 RUE JEAN JACQUES ROUSSEAU	92.130	ISSY LES MOULINEAUX	1.823 m²	22 U.	VEFA	Droit commun L89
A280	60-77 AVENUE DU GÉNÉRAL DE GAULLE	92.140	CLAMART	624 m²	9 U.	2023	Droit commun L89
A229	7 RUE DES MATHURINS	92.220	BAGNEUX	3.284 m²	47 U.	2023	LLI
A246	37 RUE DE L'AIGLE	92.250	LA GARENNE COLOMBES	2.234 m²	43 U.	2023	Droit commun L89
A156	190 BOULEVARD SAINT DENIS	92.400	COURBEVOIE	2.263 m²	30 U.	2008	Logement Libre
A184	39 AVENUE DE COLMAR	92.500	RUEIL MALMAISON	1.964 m²	35 U.	2023	Droit commun L89
A253	45433 RUE DU FOSSÉ DE L'AUMÔNE	92.600	ASNIÈRES SUR SEINE	2.636 m²	59 U.	VEFA	Droit commun L89
A260	6 RUE LOUIS ARMAND	92.600	ASNIÈRES SUR SEINE	1.355 m²	37 U.	2023	Droit commun L89
A185	150 BOULEVARD DE VALMY	92.700	COLOMBES	2.297 m²	39 U.	2023	Droit commun L89
A185	5 RUE ESTELLE ROUAT	92.700	COLOMBES	3.129 m²	38 U.	2023	Droit commun L89
A178	32 ALLEE DE BELLEVUE	93.000	BOBIGNY	2.472 m²	42 U.	2019	LLI
A159	276 BOULEVARD DE LA BOISSIÈRE	93.100	MONTREUIL	2.786 m²	32 U.	2018	LLI
A239	111 RUE DE ROSNY	93.100	MONTREUIL	1.291 m²	15 U.	VEFA	LLI
A119	5 ALLEE GABRIEL ZIRNHELT	93.110	ROSNY SOUS BOIS	7.848 m²	128 U.	2011	Logement Libre
A250	13 RUE PAUL LAFARGUE	93.160	NOISY LE GRAND	3.118 m²	38 U.	VEFA	Droit commun L89
A180	18 AVENUE ARISTIDE BRIAND	93.190	LIVRY-GARGAN	2.793 m²	55 U.	2018	LLI
A295	0 Rue Volta	93.200	Saint-Denis	10.670 m²	68 U.	VEFA	LLI
A138	177 AVENUE DU PRESIDENT WILSON	93.200	SAINT DENIS	7.582 m²	125 U.	2010	Droit commun L89
A076	13 AVENUE SAINTE FOY	93.220	GAGNY	2.640 m²	41 U.	VEFA	Droit commun L89
A195	3 CHEMIN D'ACCÈS AUX ABBESSES	93.220	GAGNY	2.759 m²	50 U.	2023	LLI
A251	37 RUE DU CHEMIN DE FER	93.220	GAGNY	662 m²	10 U.	2023	Droit commun L89
A245	99 VIEUX CHEMIN DES MEAUX	93.220	GAGNY	4.383 m²	70 U.	2023	Droit commun L89
A272	32-40 ALLÉE DE LA TOUR	93.250	VILLEMONTBLE	1.490 m²	28 U.	2023	Droit commun L89
A215	65 RUE DE SAINT-DENIS	93.400	SAINT-OUEN	6.524 m²	65 U.	VEFA	LLI
A172	17 AVENUE PAUL VAILLANT COUTURIER	93.420	VILLEPINTE	886 m²	16 U.	2017	LLI
A252	12 RUE JULES PRINCET	93.600	AULNAY-SOUS-BOIS	4.345 m²	74 U.	VEFA	Droit commun L89
A120	9 RUE MARCELIN BERTHELOT	93.700	DRANCY	1.822 m²	29 U.	2011	Logement Libre
A249	74 BOULEVARD DE BELLECHASSE	94.100	SAINT-MAUR-DES-FOSSES	2.657 m²	64 U.	2023	Droit commun L89
7957	150 BOULEVARD DE STRASBOURG	94.130	NOGENT-SUR-MARNE	1.742 m²	35 U.	VEFA	Droit commun L89
A108	45 QUAI BLANQUI	94.140	ALFORTVILLE	14.921 m²	202 U.	1995	Logement Libre
A125	1 ALLÉE ELISABETH	94.200	IVRY SUR SEINE	4.219 m²	70 U.	2009	Droit commun L89
A194	12 BOULEVARD DE BRANDEBOURG	94.200	IVRY-SUR-SEINE	1.858 m²	19 U.	2023	LLI
A268	2 AVENUE PAUL DÉROULÈDE	94.300	VINCENNES	675 m²	10 U.	2023	Droit commun L89
A098	273 AVENUE DE FONTAINEBLEAU	94.320	THIAIS	2.904 m²	54 U.	VEFA	Droit commun L89
A139	7 RUE SAINT SIMON	94.400	VITRY SUR SEINE	5.601 m²	102 U.	2009	Droit commun L89
A151	7 PLACE LOUISE DE VILMORIN	94.450	LIMEIL BREVANES	3.330 m²	58 U.	2012	Logement Libre
8193	12 AVENUE DE LA RÉPUBLIQUE	94.500	CHAMPIGNY-SUR-MARNE	575 m²	15 U.	VEFA	Droit commun L89
A124	15 RUE MENDES FRANCE	94.600	CHOISYLE ROI	3.948 m²	56 U.	2009	Droit commun L89
7739	49 RUE VICTOR HUGO	94.700	MAISONS-ALFORT	1.492 m²	23 U.	VEFA	Droit commun L89
A158	CHEMIN DE LA MAISON NEUVE	95.130	LE PLESSIS BOUCHARD	1.331 m²	-	2017	LLI
A181	272 AVENUE DU GÉNÉRAL LECLERC	95.130	FRANCONVILLE	758 m²	16 U.	2023	Droit commun L89
A257	10 ALLÉE PABLO PICASSO	95.140	GARGES-LES-GONESSE	1.205 m²	28 U.	2023	Droit commun L89
A174	219 RUE DU 8 MAI 1945	95.340	PERSAN	2.245 m²	31 U.	2018	LLI
	<b>TOTAL</b>			<b>486.413 sq m</b>			



## PURPOSE OF THE MISSION

The purpose of the mission, as defined in the Valuation Contract, is recalled below:

“The company CBRE valuation was retained by the management company as a of the SCI LAMARTINE for the realization of the initial real estate expertise of the Portfolio as from 12/31/2021 for a period of four (4) years”.

The mission concerns **the valuation in market value on 31 December 2024** of the assets of the LAMARTINE portfolio.

## INSPECTIONS

All assets were visited externally and partially internally between the months of August and December 2024, as part of a preliminary mission to contribute assets to the fund, also carried out by CBRE VALUATION. The dates of the visit and the names of the experts who carried out these visits appear on each certificate attached to this mission.



## LIST OF DOCUMENTS AND INFORMATION REQUESTED AND THOSE COMMUNICATED

Information origin	Required	Provided	Comments
<b>Legal Ownership:</b>			
- Title deed or ownership statement, or leasing agreement, or sales agreement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Partially Booking agreements
- Co-ownership ruling document	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Co-ownership general assembly minute	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Easement/constraint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Legal justification for the use of the premises	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Cadastral info / urbanism</b>			
- Cadastral certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Cadastral plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Urbanism certificate / Other administrative authorisations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Construction:</b>			
- Building permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction dates
- Completion date/Conformity certificate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
- Doubtful (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Description list of technical and general equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Plans / area:</b>			
- Plan per level / Foot print plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Table of rental areas
- Detailed area schedule per use and floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Tenancy situation:</b>			
- Detailed up to date tenancy schedule - last invoiced rents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tenancy schedules
- Leases and amendments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Sub-letting agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Current doubtful (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Detailed breakdown of the recoverable and non-recoverable charges amount	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Amount broken down by item of taxes (property taxes, office taxes and other taxes), property insurance, management fees recoverable and non-recoverable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NR charges load file of 12/2024 Restatement by ratios in €/sq m regarding assumptions communicated by the Client
<b>Works:</b>			
- List of works which have recently been carried out (framework – maintenance work) and amounts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Capex document.
- List of forecasted works to be carried out (framework – maintenance work) and amounts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Environmental/energy performance:</b>			
- Asbestos, termite, lead certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Energy and environmental certificates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Soil pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Autres:</b>			
- Manager contact information and/or contact person to arrange the visits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
- Modelling assumptions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

According to the recommendations of Afrexim, in accordance with the Charter of Evaluation Expertise and the joint recommendations of the BC / NC. 1995 and the report of the C.O.B. became A.M.F., published in February 2000 (report by Barthès de Ruyter)

## OBSERVATIONS

- For surfaces, we relied on documents provided by our Client, without carrying out on-site or on-site verifications. Verification of the surfaces indicated in the present letter under Law No. 96-1107 of December 18, 1996 (Carrez Law) and its implementing decree No. 97-532 of May 23, 1997, do not enter into the present mission.

If differences in surface areas were observed as a result of a survey carried out by a surveyor, our calculations and results should be modified accordingly.

Regarding the use of the premises in accordance with the applicable regulations, we valued the surfaces taking into account the use communicated by our customer.

- As regards the inclusion in our calculations of the scheme applicable in the event of a transfer, we retain a flat-rate amount calculated according to the scheme to which the appraised assets would be subject. Thus, the amount of the acquisition costs, in the event of a transaction subject to transfer duties, is fixed at 6.90%.

For the shops, accessories to a building for housing use, and in accordance with the request of our Client, we have retained the same rights as those applied for housing: 6.90%.

In the case of a transaction subject to VAT, the reform of March 11, 2010, modifying the conditions of subjection to the VAT regime, subordinate its application in the context of the real estate sales, to commitments or options taken by the parties.

Regarding these options and possible commitments, they are only known once the transaction has passed. Consequently, without precise knowledge of all these parameters, we have realized the present expertise by situating ourselves conventionally in the most probable case, and implicitly positing certain hypotheses.

For new or recent assets valued subject to VAT, we have displayed values in VAT including for housing.

The responsibility of CBRE Valuation cannot be engaged in the event of the application of tax conditions different from those retained in this expert report.

- In the case that the information provided is incorrect or if additional information is provided to us subsequently, the accuracy of this assessment will be affected and, in such circumstances, we reserve the right to modify our report accordingly.

## METHODOLOGY

In terms of our valuation, we will use the following methods for this engagement:

### COMPARABLE METHOD

The comparable or sale comparison approach is a real estate valuation method that calculates a property value by affecting a comparable metric price to the lettable area of the subject property. The metric price is determined based on the sale transactions made on comparable properties with similar features to the subject property (eager the type of asset, the location, the construction year, the total lettable area and state of repair of the building).

The areas retained for the dwellings include the caretaker lodges, knowing that they are not valued.

First, we determine the market value of the assets assumed to be vacant in the context of a lot sale on the open market.

Then a **double discount** is applied:

1. A discount on the market value in the case of “**bloc sale**” while considering the size/total area of the building:

Areas	Discount factor
0 to 600 sq m	8%
601 to 2,500 sq m	10%
Over 2,500 sq m	12%

2. A second discount based on **the difference between the current passing rent and the estimated rental value (ERV)**:

Difference between current rent and ERV	Discount factor
0% to 5%	0%
5% to 15%	4%
16% to 20%	8%
21% to 50%	12%
Over 50%	16%

The discount considers the difference existing at the time of the appraisal between the gross rent and the market rental value. This calculation is done tenant by tenant and does not correspond to the total difference between the gross rent and the total market rental value.

Moreover, an illiquidity discount may be added depending on the assets, depending on the environment and the level of charges on the asset (from 1 to 5%).

Shops, offices, parking units are valued, in the method by comparison without the discount for occupation. In the case of antennas and billboards, in the absence of a comparable one, we use a value per unit close to the capitalisation method which is more suitable.

## CAPITALISATION METHOD

The capitalization method consists in capitalizing the rental income with a yield that is likely to be retained by the investor. Therefore, the estimated rental value (ERV) or market rent is then capitalized at that yield to obtain the market value of the property which is supposed to be let at the market rent.

Depending on the use of the property, an appreciation/discount on the rental value is applied to take into consideration the rental profile of the property.

### ➤ For residential use:

A discount is applied considering the gap between the current passing rent and the market rent. The discount rates are the same as the one applied in the comparison approach:

Difference between current rent and ERV	Discount factor
0% to 5%	0%
5% to 15%	4%
16% to 20%	8%
21% to 50%	12%
Over 50%	16%

The discount considers the difference existing at the time of the appraisal between the gross rent and the market rental value. This calculation is done tenant by tenant and does not correspond to the total difference between the gross rent and the total market rental value.

### ➤ For retail units and offices:

For retail units, we use an income capitalisation method under the following conditions:

- First, we will calculate the market rental value of the premises, if they were offered in the market without any special convenience. It assumes, for corporate real estate, the totality of the expenses rebilled to the tenants.
- Second, we will calculate the market value of the assets leased at their market rental value.
- Third, we will calculate the market value of the assets considering their current state of occupancy (market value "occupied") by discounting the difference between the rent and the market rental value.

For vacant properties: the potential rental value is calculated based on the estimated rental value observed on comparable properties

## DCF METHOD

### DEFINITION OF THE METHOD

The Market Value in the so-called "Discounted Cash Flows" method is determined by the following: discounted financial flows including revenues and expenses:

- **Income:** rent received,
- **Expenses:** non-recoverable charges (including vacant units), management and marketing fees, major works, maintenance work, shortfall corresponding to the estimated marketing time for vacant space.
- **Resale price at the end of the period:** it corresponds either to the net rents capitalised by the investor rate of return recorded for an investment comparable to the date of the appraisal, or to the lot sale price determined by comparison method.
- **A discount rate:** this discount rate makes it possible to calculate the present value of the sum of the rents net of expenses over the period considered and the resale price at the end of the period. This discount rate is approached by the Risk-Free 10-year French Treasury bonds rate (« Obligation Assimilable au Trésor: OAT»), plus a sector premium and risk premium associated with the building.

### TERM OF DCF AND TYPE OF SALE SELECTED

- **Intermediate housing (LLI):**  
A duration of the DCF of 20 years with a lot sale strategy of 10% per year from the 11<sup>th</sup> year until the sale of the whole building.  
The selling price retained is the lot sale comparison value. It is assumed the sale of 20% of empty dwellings from tenants and 80% of occupied dwellings with a discount of 5%.
  - **Intermediate housing / development projects under the sale of completion (VEFA LLI):** this sale is made 11 years from the delivery date of the building.
  - **Intermediate housing / existing buildings (existing buildings LLI):** this sale is made 11 years from the first lease for existing assets.
- **Housing buildings:**
  - Existing: duration of the DCF of 15 years and taking into account an average turnover rate provided by the Client, resale in "bloc" at the end of 15 years.
  - Development projects under the sale of completion (VEFA): duration of the DCF of 15 years and taking into account a lease term of 6 years, resale in "bloc" at the end of the 15 years.

### INCOME ASSUMPTIONS

- **Intermediate housing (LLI):**  
Leases renewal with capped rent and resale in lot sale from the 11<sup>th</sup> year, with a marketing rate of 10% per year, until everything is sold.

➤ **Housing buildings (“Baux Loi de 1989”):**

According to Article 140 of the ELAN Law of 01/23/2018, since all the assets studied are in a tense zone, the income assumptions used are the following:

- If the rent is clearly under-rented (rent gap / ERV over 20%): increase in the renewal rent by 50% of the difference between the rent in place and the ERV, per tenant.
- If the rent is not clearly under-rented (rent gap / ERV less than 20%): maintenance of the rent in place with the evolution to the IRL. The new rent cannot exceed the previous rent.
- If the rent is higher than the ERV: return to the ERV at the end of the lease.

➤ **Buildings or dwellings with a reservation agreement:** re-marketing at ERV at the end of the agreement date transmitted by the Client.

### FLows EVOLUTIONS

In all the above assumptions, an evolution of income (rent and ERV) is applied in relation to the projections of the evolution of the IRL which is as follows:

Index	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
IRL	2,60%	2,00%	1,80%	1,80%	1,80%	1,80%	1,80%	1,80%	1,80%	1,80%

### ASSUMPTIONS REGARDING WORKS AND NON-RECOVERABLE CHARGES

➤ **Non-recoverable charges:** they consist of technical fees, litigation, rental management, insurance and co-ownership charges. In accordance with the Client’s assumptions, we have chosen, based on the assets, the following ratios:

- Construction project buildings: Considering a ratio of 4€/sq m corresponding to approximately 250€/housing (communicated ratio).
- Existing buildings: Consideration of non-recoverable charges per building (EI) transmitted by the Client.

➤ **Unpaid and structural vacancy:**

Consideration for all assets a ratio of:

- Unpaid: 1% of rent in place
- Structural vacancy: 3.5% of the rent in place for LLI and 5.5% for free housing.

This package takes into account the structural vacancy with the relocation work, the duration of the holiday and the marketing costs.

➤ **Major works / CAPEX:**

- Construction projects (VEFA): no CAPEX.
- Existing buildings: CAPEX provided by the Client.

➤ **Non-recoverable routine maintenance work for construction projects (VEFA) and existing buildings:**

Considering a ratio in €/sq m according to the age of the building. This ratio models the 650€ Inc. VAT/housing/year (multiplied by a coefficient according to age) communicated by the Client.

Type	Age	Ratio in €/sq m
Old	+ 10 years	12 €
Recent	Between 1 and 10 years	10 €
New	0 year	8 €

## METHOD APPLIED

Given the asset typologies (main use of housing), the three methods outlined above are relevant. In fact, they allow:

- By the comparable method, to understand the lot sale market which is very deep.
- By capitalisation method, compare the known capitalisation rates in terms of « Bloc sale ».
- By DCF, to consider any reversals to be planned over time and to model the lot sale for intermediate assets.

Therefore, we use an average of these three methods (1/3 each), except for one asset (rue de Tolbiac in Paris), held in temporary usufruct for 16 years from the delivery of the asset where only the DCF is retained.

Finally, the market values we give include, on the one hand, the property tax base and, on the other hand, the value of buildings with that of equipment generally considered as buildings by destination. These are calculation principles, since the particular conditions of occupancy may lead to variations in the application of these methods.



## RESIDENTIAL MARKET IN FRANCE – Q3 2024

### The confirmed return of residential in investors' roadmaps

#### KEY INDICATORS – the arrows indicate the annual changes

Sources: CBRE / Immostat, Yanport, INSEE, Observatoire Crédit Logement CSA

Investment ▲ €2.2 bn 9M 2024	Prime yield ▲ 3.40 % Residential Paris	Prime yield ▲ 4.10 % Residential Lyon
Median rent Paris ▲ €28.2 /sqm/month - apartments	Median rent Lyon ▲ 13.78 € /sqm/month - apartments	IRL ▲ +2.5% Q3 2024
Number of sales (existing) ▼ 780,000 August 2024 - 12 rolling months	Average borrowing rate ▲ 3.54% September 2024	Prices of existing housing ▼ -4.9% Q2 2024

FIGURE 1: Annual variation in existing housing prices in France



Source : INSEE, Notaries of France, CVS series, France (excluding Mayotte), houses and flats, Q3 2024

### **Slight improvement in borrowing conditions in Q3**

The average cost of loans for individuals has been falling steadily since the last quarter of 2023, reaching 3.54% in September 2024. This decline, observed over three consecutive quarters, led to a 36% increase in the number of loans granted in Q3 2024 compared to Q3 2023. The average duration of loans stood at 20.6 years. This trend is closely linked to the monetary tightening cycle and is expected to continue until key rates reach a plateau.

### **Demand is struggling to pick up in the residential market**

While the housing market is suffering from a persistent shortage, building permits for housing have nevertheless decreased by 9.4% y-o-y, reaching 337,100 units. This decline is reflected in construction starts, which fell by 19.7% to 264,000 units. A recovery in the situation is hoped with the improvement in economic conditions and an improvement in household purchasing power and a return of investor confidence, essential conditions for hoping for a restart of production.

### **Price drops in most major cities**

The drop in demand has mechanically caused a price adjustment. Existing housing in France has thus been on the 4th consecutive quarter of depreciation since Q3 2023. After an annual drop of 5.2% in the Q1 2024, prices of existing housing fell by a further 4.9% in the Q2 (source Insee/Notaires de France). This trend is confirmed in most major cities (Paris, Lille, Strasbourg, Rennes, etc.), with annual drops between -0.9% and -6.6% according to Meilleurs Agents, with few increases locally (Nice and Marseille respectively +1% and +2.7%). However, according to the latest observations, the rate of decline is slowing, suggesting a tremor in activity. Many households had put their real estate projects on hold and while the price corrections already recorded do not yet compensate for the loss of purchasing power following the rise in borrowing rates, some are looking more closely at market opportunities.

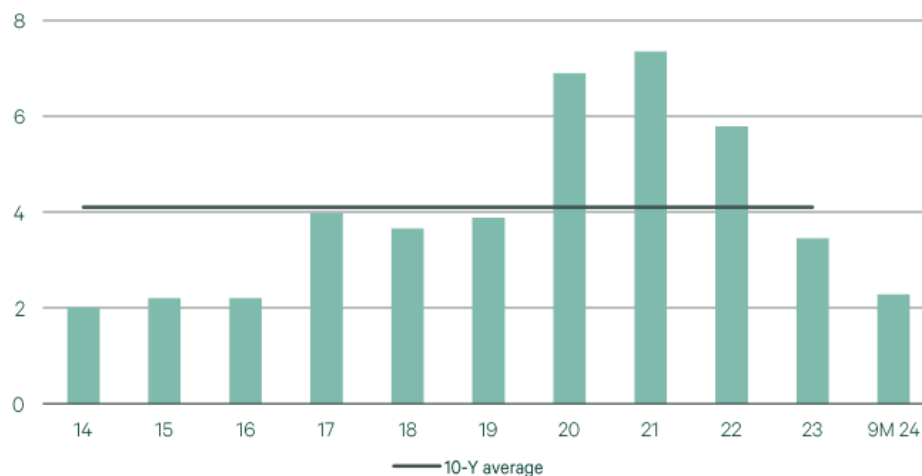
### **Rents are rising sharply in all major cities**

Tighter financing conditions and persistent increases in new and existing property prices have eroded households' purchasing power and restricted their access to property. This situation is leading to increased rental demand, particularly in large urban areas, where rents have continued to rise since the start of 2022 (+1.9% in Q2 2024). Of the 10 metropolitan areas analyzed, 9 saw their rents exceed their five-year average in Q3 2024, with increases of between 2.7% and 5.6%.

### **A sector that is regaining its appeal**

The recent easing of inflation, which resulted in an increase of only 1.1% y-o-y in September 2024, coupled with three consecutive cuts in key interest rates, suggests a continued improvement in financing conditions in the coming quarters. In this context, institutional investors could seek new investment opportunities. Residential real estate could thus become more appealing, offering an interesting diversification compared to bond investments.

FIGURE 2: Residential investment volumes



In € bn  
Source: CBRE / Immostat, Q3 2024

## Investment: Multifamily boosts volumes

The residential investment real estate market\* was active in Q3 2024, with €625 million invested. Over the first nine months of the year, cumulative investments amounted to €2.2 bn, up 7% compared to the same period in 2023. This growth highlights the gradual improvement in investor confidence in the residential asset class, despite an uncertain economic context. The forecasts for 2024 are therefore encouraging, suggesting a higher volume than 2023.

With 1.6 bn euros invested (+52% compared to 2023 over the same period), multifamily housing is establishing itself as the most dynamic segment of the market, representing 73% of total investments. At the same time, operated housing is down by 53%, but presents different dynamics. Senior living is currently suffering from a need to rethink the fundamentals of the model (repricing not completed, renegotiation of rents, among others) while students and similar are focusing the attention of investors although transactions are not yet visible in volumes. Intermediate housing, for its part, continues its growth with an increase of 19% compared to the first nine months of 2023, reaching 216 million euros over the same period in 2024. Overall, while there is real interest from buyers in residential properties, negotiations remain lengthy, with a particular focus on the quality of assets and the Capex to be injected to comply with ESG standards.

While the average share of the regions in recent years represented around half of the volumes invested, since last year a movement of reconcentration in the Paris region has been taking place, with 76% of the volumes. This good performance is largely attributable to Paris, which recorded 1.1 bn, or 49% of national investments since the beginning of the year. This result reflects a polarization of core strategies.

Furthermore, with 35% of volumes invested, the off-plan sales market continues to contract compared to recent years but is ultimately not doing so badly compared to most other (non-residential) asset classes. In reality, this contraction is mechanical and primarily linked to the predominance of the traditional residential market since the beginning of the year to the detriment of operated assets, which usually feeds the off-plan sales market.

Residential prime yield stabilized at 3.4% in Paris in November 2024 with the reconstitution of a discount between block and sales by units, reinforced by the short and medium term strategies of value-added players who are now very active in this segment. The trends in prime yields for operated housing are heterogeneous from one typology to another. While senior is continuing a decompression trend (5.00% or -10 bps over the last few months) given the market fundamentals that still need to be cleaned up, students (4.20%) and coliving (4.40%) are beginning a compression movement reflecting the clear appetite of investors.

\* including multifamily housing, intermediate housing, student housing, senior housing coliving , intergenerational housing but excluding social housing.

## MARKET VALUES SUMMARY TABLE 12/31/2024

Asset number	Adress	Postal code	City	Areas (sq m)	Parking units	Net Market Value Excl. Transfer costs	Gross Market Value Incl. Transfer costs
A149	259-261 CHEMIN DE LA POUDRIÈRE	1.170	GEX	3.146 m²	75 U.	11.600.000 €	12.400.000 €
A086	1 PLACE DU JURA	1.170	GEX	1.571 m²	41 U.	7.380.000 €	7.510.000 €
A171	21 RUE DU JURA	1.630	SAINT-GENIS-POUILLY	1.402 m²	37 U.	5.700.000 €	5.800.000 €
7768	466 AVENUE DU JURA	1.630	SERGY	979 m²	9 U.	3.900.000 €	3.970.000 €
A105	14 BOULEVARD GAMBETTA	6.000	NICE	3.062 m²	49 U.	14.500.000 €	15.500.000 €
A123	67 BOULEVARD DE L'IMPERATRICE EUGENIE	6.000	NICE	3.762 m²	-	15.200.000 €	16.200.000 €
7918	54 BOULEVARD GORBELLA	6.100	NICE	456 m²	10 U.	1.880.000 €	1.920.000 €
A233	160 AVENUE FRANCIS TONNER	6.150	CANNES	3.452 m²	65 U.	13.180.000 €	13.420.000 €
A112	26 CHEMIN DE LA COLLE	6.160	JUAN LES PINS	1.509 m²	-	4.960.000 €	5.310.000 €
A155	110 CHEMIN DES PLATEAUX FLEURIS	6.160	ANTIBES	3.989 m²	144 U.	16.870.000 €	18.040.000 €
A141	114 AVENUE DE LA LANterne	6.200	NICE	1.480 m²	-	5.330.000 €	5.690.000 €
A201	21 IMPASSE DE LA GAÏETÉ	6.200	NICE	1.230 m²	25 U.	5.410.000 €	5.510.000 €
7743	217 ROUTE DE BELLET	6.200	NICE	1.278 m²	36 U.	6.360.000 €	6.470.000 €
A175	2 AVENUE DU TAPIS VERT	6.220	VALLAURIS	1.738 m²	34 U.	4.770.000 €	5.100.000 €
A263	630 AVENUE DE TOURNAMY	6.250	MOUGINS	5.200 m²	160 U.	22.570.000 €	22.980.000 €
A308	62 RUE MARECHAL VAUBAN	6.300	NICE	1.066 m²	18 U.	4.220.000 €	4.290.000 €
A231	1183 ROUTE DES PLANS	6.510	CARROS	1.114 m²	18 U.	3.370.000 €	3.430.000 €
A202	2255 CHEMIN DE SAINT CLAUDE	6.600	ANTIBES	751 m²	12 U.	2.910.000 €	2.960.000 €
A243	450 CHEMIN DES COMBES	6.600	ANTIBES	634 m²	11 U.	2.530.000 €	2.580.000 €
A164	RES AUPHAN CHARPENTIER	13.003	MARSEILLE	1.656 m²	27 U.	4.120.000 €	4.410.000 €
A262	134 BV MICHELET (IMA)	13.008	MARSEILLE	5.914 m²	176 U.	28.030.000 €	28.530.000 €
A237	134 BV MICHELET	13.008	MARSEILLE	3.018 m²	53 U.	12.900.000 €	13.130.000 €
A199	143 TRAVERSE DE LA GOUFFONE - BAT 7 CAGE A	13.009	MARSEILLE	1.315 m²	24 U.	4.900.000 €	4.990.000 €
A078	8 TRAVERSE CHANTE PERDRIX	13.010	MARSEILLE	893 m²	32 U.	3.350.000 €	3.410.000 €
8189	247 AV DE MONTOLIVET	13.012	MARSEILLE	2.992 m²	64 U.	11.330.000 €	11.540.000 €
A191	90 AVENUE DES TROIS LUCS	13.012	MARSEILLE	1.338 m²	21 U.	4.770.000 €	4.850.000 €
A359	83 AVENUE CHARLES SUSINI	13.013	MARSEILLE	1.966 m²	33 U.	6.620.000 €	6.740.000 €
A190	1 CHEMIN DE SERENS	13.013	MARSEILLE	632 m²	10 U.	2.140.000 €	2.180.000 €
A147	1 ROND POINT FORESTA	13.015	MARSEILLE	1.797 m²	38 U.	4.740.000 €	5.060.000 €
A290	TRAVERSE DE SAUMATY	13.016	MARSEILLE	1.115 m²	17 U.	3.420.000 €	3.480.000 €
A148	RES LA FOURANE	13.080	AIx	7.350 m²	173 U.	30.140.000 €	32.220.000 €
A019	31 BOULEVARD LOUISE MICHEL	13.117	MARTIGUES	788 m²	22 U.	2.880.000 €	2.930.000 €
A176	RESIDENCE BOMPERTUIS	13.120	GARDANNE	3.588 m²	88 U.	11.950.000 €	12.770.000 €
A241	239 BV THÉODORE AUBANEL	13.140	MIRAMAS	2.428 m²	45 U.	6.900.000 €	7.020.000 €
7729	286 AVENUE DU REPOS	13.660	ROQUEVAIRE	601 m²	19 U.	2.220.000 €	2.260.000 €
7749	395 ROUTE DE SAINT SIMON	31.100	TOULOUSE	784 m²	14 U.	2.150.000 €	2.190.000 €
A144	11 AVENUE JEAN DAGNAUX	31.200	TOULOUSE	2.067 m²	30 U.	5.910.000 €	6.310.000 €
A186	1 RUE JEANNETTE GUYOT	31.200	TOULOUSE	1.746 m²	31 U.	4.560.000 €	4.640.000 €
A196	AVENUE DE GRANDE BRETAGNE	31.300	TOULOUSE	1.898 m²	35 U.	5.750.000 €	5.850.000 €
A145	4 RUE ANTONIO VIVALDI	31.300	TOULOUSE	1.785 m²	37 U.	5.000.000 €	5.350.000 €
A111	5 RUE CORMIERS	31.400	TOULOUSE	3.809 m²	86 U.	11.400.000 €	12.200.000 €
A234	1 RUE NOUADHIBOU	31.400	TOULOUSE	2.122 m²	37 U.	5.570.000 €	5.670.000 €
7746	RUE DE VÉNASQUE	31.400	TOULOUSE	567 m²	10 U.	1.690.000 €	1.720.000 €

Asset number	Address	Postal code	City	Areas (sq m)	Parking units	Net Market Value Excl. Transfer costs	Gross Market Value Incl. Transfer costs
A161	24 BOULEVARD DE L'EUROPE	31.700	BEAUZELLE	1.072 m²	15 U.	2.950.000 €	3.000.000 €
A134	29 AVENUE ANDROMÈDE	31.700	BLAGNAC	1.740 m²	35 U.	3.990.000 €	4.260.000 €
A162	24 BOULEVARD ALAIN SAVARY	31.700	BLAGNAC	3.813 m²	83 U.	10.380.000 €	10.560.000 €
A135	22 RUE GEORGE SAND	31.700	BLAGNAC	2.134 m²	-	4.290.000 €	4.590.000 €
A101	3 RUE ADRIEN BAYSSÉLANCE	33.000	BORDEAUX	660 m²	9 U.	2.530.000 €	2.710.000 €
A113	150 COURS VICTOR HUGO	33.000	BORDEAUX	8.554 m²	153 U.	30.910.000 €	33.040.000 €
A102	74 RUE DE LA BÉNAUGE	33.100	BORDEAUX	344 m²	-	1.070.000 €	1.140.000 €
A133	6 RUE DE LA BELLE ROSE	33.130	BÈGLES	1.977 m²	29 U.	5.620.000 €	6.010.000 €
7764	53 CHEMIN DE GALGON	33.140	VILLENAVE-D'ORNON	1.807 m²	58 U.	5.860.000 €	5.970.000 €
A332	2 RUE BLAISE CENDRARS	33.140	VILLENAVE-D'ORNON	1.995 m²	28 U.	6.320.000 €	6.430.000 €
A198	AVENUE ANDRÉ REINSON - COURS DE QUÉBEC	33.300	BORDEAUX	4.499 m²	62 U.	15.190.000 €	15.460.000 €
A266	COURS DE QUÉBEC - AVENUE DE L'AROCHE	33.300	BORDEAUX	1.407 m²	19 U.	4.380.000 €	4.460.000 €
A136	22 AVENUE MARCEL DASSAULT	33.300	BORDEAUX	1.636 m²	22 U.	4.720.000 €	5.040.000 €
A114	12 COURS DE QUÉBEC	33.300	BORDEAUX	2.309 m²	31 U.	6.710.000 €	7.170.000 €
A169	25 AVENUE GEORGES LASSERRE	33.400	TALENCE	1.317 m²	18 U.	4.300.000 €	4.590.000 €
A137	4 RUE RENÉ DE BOUSSAC	33.520	BRUGES	1.053 m²	34 U.	3.750.000 €	4.010.000 €
A269	RUE DE L'AVENIR - RUE DU CANAL	33.520	BRUGES	2.039 m²	36 U.	6.510.000 €	6.630.000 €
A232	RUE PIERRE ANDRON	33.520	BRUGES	4.234 m²	93 U.	15.390.000 €	15.670.000 €
7745	58 RUE AMÉDÉE SAINT-GERMAIN	33.800	BORDEAUX	1.945 m²	25 U.	6.920.000 €	7.050.000 €
A244	819 RUE PAUL RIMBAUD	34.000	MONTPELLIER	982 m²	17 U.	3.740.000 €	3.810.000 €
7744	528 RUE PUECH VILLA	34.000	MONTPELLIER	2.543 m²	51 U.	9.650.000 €	9.820.000 €
A163	RÉS 2000 AV DE L'EUROPE	34.057	CASTELNAU LE LEZ	932 m²	25 U.	3.030.000 €	3.240.000 €
A140	31 RUE DES ÎLES TONGA	34.070	MTP	1.450 m²	29 U.	5.170.000 €	5.530.000 €
A166	AV DES LEVADES	34.470	PEROLS	900 m²	26 U.	2.940.000 €	3.140.000 €
A167	26 RUE DE BUFÉRON	35.000	RENNES	1.740 m²	30 U.	6.000.000 €	6.420.000 €
A143	13 RUE MARIE ROUAULT	35.000	RENNES	1.374 m²	19 U.	4.660.000 €	4.990.000 €
A128	1 RUE ROGER HENRI GUERRAND	35.000	RENNES	2.405 m²	38 U.	7.190.000 €	7.690.000 €
A254	22 RUE DE FENIDAN	35.131	CHARTRES-DE-BRETAGNE	1.924 m²	20 U.	5.480.000 €	5.580.000 €
A146	11 RUE JACQUES DECOUR	37.000	TOURS	1.483 m²	20 U.	3.220.000 €	3.440.000 €
A131	48 RUE DANIEL MAYER	37.100	TOURS	3.986 m²	72 U.	8.870.000 €	9.480.000 €
8194	ECOQUARTIER LA GUIGNARDIÈRE	37.170	CHAMBRAY LES TOURS	2.345 m²	18 U.	6.070.000 €	6.180.000 €
7735	RUE VINCENT VAN GOGH	40.600	BISCARROSSE	865 m²	-	2.600.000 €	2.650.000 €
LOG_0465A_NTA	9BIS BOULEVARD DE BERLIN	44.000	NANTES	882 m²	22 U.	3.400.000 €	3.460.000 €
A103	12, 14, 16 BOULEVARD DE L'ESTUAIRE	44.000	NANTES	4.523 m²	48 U.	14.670.000 €	15.680.000 €
A104	24 RUE DES ALOUETTES	44.000	NANTES	2.271 m²	27 U.	6.420.000 €	6.860.000 €
A121	22 RUE GEORGES CHARRIER	44.100	NANTES	2.839 m²	52 U.	7.610.000 €	8.140.000 €
A270	12 BOULEVARD DE LA BEAUJOIRE	44.300	NANTES	2.292 m²	50 U.	8.190.000 €	8.330.000 €
A267	75 BOULEVARD LAURIOL	44.300	NANTES	2.064 m²	54 U.	9.390.000 €	9.560.000 €
A037	12 ROUTE DE LA JONELIÈRE	44.300	NANTES	4.104 m²	64 U.	17.790.000 €	18.110.000 €
A122	13 RUE PAUL PLANTIVÉAU	44.300	NANTES	2.620 m²	-	7.720.000 €	8.260.000 €
LOG_1565B_NTA	RUE DE LA FAUCONNERIE	49.007	ANGERS	1.073 m²	-	3.040.000 €	3.100.000 €
7961	PLACE DE LA RÉPUBLIQUE	51.100	REIMS	1.235 m²	21 U.	4.310.000 €	4.390.000 €
A230	18 RUE DE MARQUILLIES	59.000	LILLE	1.723 m²	32 U.	6.550.000 €	6.670.000 €
A192	ZAC ARRAS EUROPE	59.000	LILLE	2.115 m²	36 U.	7.040.000 €	7.170.000 €
7738	27 RUE JULES FERRY	59.130	WATTIGNIES	3.126 m²	95 U.	9.670.000 €	9.840.000 €
A294	11 RUE DE L'ABATTOIR	59.150	WATTRELOS	936 m²	31 U.	2.980.000 €	3.030.000 €
A325	261 RUE DE L'UNION	59.150	WATTRELOS	1.643 m²	29 U.	4.490.000 €	4.570.000 €
A258	301 RUE DE LILLE	59.223	RONCQ	1.234 m²	38 U.	4.200.000 €	4.280.000 €
A165	AVENUE FRANÇOIS MITERRAND	59.370	MONS-EN-BAROEUL	2.789 m²	50 U.	6.800.000 €	6.920.000 €
7742	RUE SIMONE VEIL	59.380	ARMENTIÈRES	1.719 m²	19 U.	4.150.000 €	4.220.000 €
A264	34 RUE CHANZY	59.390	LYS-LEZ-LANNOY	1.586 m²	36 U.	5.020.000 €	5.110.000 €
A154	3 IMPASSE DE DIMBSTHAL	67.000	STRASBOURG	2.048 m²	38 U.	5.140.000 €	5.490.000 €
A168	2 RUE JACOBINETTER	67.000	STRASBOURG	4.290 m²	56 U.	12.450.000 €	12.670.000 €
A217	ZAC VERGERS SAINT MICHEL	67.116	REICHSSTETT	1.402 m²	21 U.	4.080.000 €	4.150.000 €
A238	17 ROUTE DU RHIN	67.400	ILLKIRCH-GRÄFFENSTADEN	1.507 m²	30 U.	5.270.000 €	5.360.000 €
6555	91-93 RUE AUDIBERT LAVIROTTE	69.008	LYON	889 m²	15 U.	3.800.000 €	3.870.000 €
7993	70 RUE BATAILLE	69.008	LYON	1.123 m²	19 U.	5.430.000 €	5.520.000 €

Asset number	Address	Postal code	City	Areas (sq m)	Parking units	Net Market Value Excl. Transfer costs	Gross Market Value Incl. Transfer costs
A256	RUE FRANCA	69.100	VILLEURBANNE	2.525 m²	36 U.	9.450.000 €	9.620.000 €
A255	46 CHEMIN DE REVAISON	69.290	SAINT PRIEST	666 m²	14 U.	2.260.000 €	2.300.000 €
A296	25 RUE CHRISTIAN LACOUTURE	69.500	BRON	2.351 m²	41 U.	7.150.000 €	7.280.000 €
A152	7 RUE GARIBALDI	69.580	SATHONAY-CAMP	3.581 m²	46 U.	11.820.000 €	12.640.000 €
A130	23 BIS ROUTE D'HEYREUX	69.800	SAINT-PRIEST	2.347 m²	41 U.	6.350.000 €	6.780.000 €
7737	RUE SAINT-ELOI	73.100	AIX-LES-BAINS	1.212 m²	22 U.	4.810.000 €	4.890.000 €
7765	224 ROUTE DU TUNNEL	73.370	LE BOURGET-DU-LAC	722 m²	11 U.	2.720.000 €	2.770.000 €
6562	52-56 RUE DU JURA	74.100	AMBILLY	1.832 m²	26 U.	7.190.000 €	7.320.000 €
A153	10 RUE DU CLAUDE LOUIS BERTHOLLET	74.100	ANNEMASSE	1.861 m²	37 U.	5.610.000 €	6.000.000 €
A150	7 CHEMIN DE CERTOUX	74.160	SAINT-JULEN-EN-GENEVOIS	2.657 m²	39 U.	9.120.000 €	9.750.000 €
A313	LOTISSEMENT LES VERGERS	74.800	ARENTHON	1.050 m²	12 U.	3.470.000 €	3.530.000 €
A132	9 RUE DES ARQUEBUSIERS	75.003	PARIS	1.460 m²	25 U.	15.570.000 €	16.660.000 €
8819	161 AVENUE DE FRANCE	75.013	PARIS	2.492 m²	28 U.	23.270.000 €	23.690.000 €
A197	13 RUE DE TOLBIAC	75.013	PARIS	1.087 m²	-	2.340.000 €	2.380.000 €
A116	2 BIS RUE PONSCARME	75.013	PARIS	722 m²	11 U.	5.750.000 €	6.150.000 €
A107	15/17 RUE LACAZE	75.014	PARIS	891 m²	8 U.	7.060.000 €	7.540.000 €
A142	112 RUE MICHEL ANGE	75.016	PARIS	2.182 m²	29 U.	17.380.000 €	18.580.000 €
A106	3 RUE ANDRE GILL	75.018	PARIS	564 m²	-	4.550.000 €	4.870.000 €
A118	21 RUE MARC SEGUIN	75.018	PARIS	1.186 m²	18 U.	9.250.000 €	9.890.000 €
A115	12 ALLEE PERNETTE DE GUILLET	75.019	PARIS	3.852 m²	78 U.	29.830.000 €	31.880.000 €
A127	181 BOULEVARD MACDONALD	75.019	PARIS	15.385 m²	145 U.	117.200.000 €	125.290.000 €
A129	115 rue de Bagnolet	75.020	Paris	5.279 m²	214 U.	44.080.000 €	47.130.000 €
A160	101 BOULEVARD MAC DONALD	75.119	PARIS	3.198 m²	108 U.	26.460.000 €	28.290.000 €
A188	43 RUE BOUQUET	77.185	LOGNES	689 m²	11 U.	2.570.000 €	2.620.000 €
A273	577 AVENUE JEAN JAURÉS	77.190	DAMMARIE-LES-LYS	4.170 m²	88 U.	14.800.000 €	15.060.000 €
A018	1 BOULEVARD DE SOAVE	77.410	CLAYE-SOUILLY	2.097 m²	60 U.	8.220.000 €	8.370.000 €
A342	1 BOULEVARD DE SOAVE	77.410	CLAYE-SOUILLY	1.923 m²	70 U.	7.660.000 €	7.800.000 €
7953	5 AVENUE AMPÈRE	77.420	CHAMPS SUR MARNE	4.485 m²	80 U.	17.970.000 €	18.290.000 €
A157	13 RUE SAINT LÉGER	78.100	SAINT GERMAIN EN LAYE	1.911 m²	53 U.	8.970.000 €	9.590.000 €
7999	AVENUE CHARLES DE GAULLE	78.210	SAINT-CYR-L'ECOLE	1.616 m²	17 U.	6.910.000 €	7.040.000 €
7954	78 AVENUE TOM MOREL	78.210	SAINT-CYR-L'ECOLE	669 m²	9 U.	2.890.000 €	2.940.000 €
A077	39 RUE DANIEL CASANOVA	78.210	SAINT-CYR-L'ECOLE	2.306 m²	44 U.	10.670.000 €	10.870.000 €
A275	106 AVENUE DU GÉNÉRAL LECLERC	78.220	VIROFLAY	535 m²	19 U.	3.550.000 €	3.610.000 €
A179	ALLÉE DE LA PALME D'OR	78.300	POISSY	1.722 m²	33 U.	6.230.000 €	6.350.000 €
A193	1 RUE BAPAUME	78.311	HOUILLES	1.509 m²	38 U.	6.860.000 €	6.980.000 €
7736	4 SENTIER DES LANDES	78.400	CHATOU	1.264 m²	28 U.	7.790.000 €	7.930.000 €
A265	ECO QUARTIER DU PARC PRINCESSE	78.650	LE VESNET	3.469 m²	65 U.	20.440.000 €	20.800.000 €
A271	LOT C DE LA ZAC PARC PRINCESSE	78.650	LE VESNET	2.810 m²	49 U.	17.090.000 €	17.400.000 €
A033	ZAC PRINCESSE – RUE DE L'ECLUSE	78.650	LE VESNET	876 m²	22 U.	5.370.000 €	5.470.000 €
A173	360 RUE DANIEL BLERVAQUE	78.955	CARRIÈRES SOUS POISSY	870 m²	10 U.	2.970.000 €	3.170.000 €
A214	51 51 IMPASSE MISSIRI	83.061	FREJUS	1.692 m²	31 U.	6.400.000 €	6.520.000 €
A242	CHE PIERREDON	83.110	SANARY SUR MER	2.402 m²	37 U.	11.140.000 €	11.340.000 €
A240	126 PROMENADE DES SOLLIÉS	83.130	SOLLIES PONT	1.014 m²	18 U.	3.270.000 €	3.330.000 €
A183	70 AVENUE DU PEYRAT	83.310	GRIMAUD	1.162 m²	29 U.	5.590.000 €	5.690.000 €
A289	PIN ROLLAND	83.430	SAINT MANDRIER	4.699 m²	81 U.	19.950.000 €	20.310.000 €
A170	29 BOULEVARD FRANÇOIS MITTÉRAND	91.000	EVRY	3.425 m²	72 U.	9.770.000 €	10.440.000 €
A177	13 RUE NETTIE STEVENS	91.000	EVRY	2.560 m²	43 U.	7.260.000 €	7.390.000 €
9200	5 RUE WALDECK ROUSSEAU	91.100	CORBEIL-ESSONNES	1.315 m²	16 U.	3.970.000 €	4.040.000 €
A110	10 RUE PAUL EMILE VICTOR	91.300	MASSY	4.960 m²	118 U.	19.090.000 €	20.400.000 €
A117	12 RUE JB CHARCOT	91.300	MASSY	4.245 m²	93 U.	16.500.000 €	17.630.000 €



Asset number	Address	Postal code	City	Areas (sq m)	Parking units	Net Market Value Excl. Transfer costs	Gross Market Value Incl. Transfer costs
A228	72 RUE DE PARIS	91.400	ORSAY	2.864 m²	58 U.	13.570.000 €	13.810.000 €
A126	135 RUE DES TROIS FONTANOT	92.000	NANTERRE	2.426 m²	30 U.	11.700.000 €	12.510.000 €
A261	RUE PAUL DUPONT	92.110	CLICHY	4.713 m²	45 U.	30.820.000 €	31.370.000 €
A109	70 Promenade du Verger	92.130	Issy Les Moulineaux	8.769 m²	162 U.	65.630.000 €	70.160.000 €
A235	135 RUE JEAN JACQUES ROUSSEAU	92.130	ISSY LES MOULINEAUX	1.720 m²	23 U.	14.040.000 €	14.300.000 €
A247	135 RUE JEAN JACQUES ROUSSEAU	92.130	ISSY LES MOULINEAUX	1.797 m²	24 U.	14.320.000 €	14.570.000 €
A274	135 RUE JEAN JACQUES ROUSSEAU	92.130	ISSY LES MOULINEAUX	1.823 m²	22 U.	14.370.000 €	14.630.000 €
A280	60-77 AVENUE DU GÉNÉRAL DE GAULLE	92.140	CLAMART	624 m²	9 U.	3.590.000 €	3.650.000 €
A229	7 RUE DES MATHURINS	92.220	BAGNEUX	3.284 m²	47 U.	15.220.000 €	15.490.000 €
A246	37 RUE DE L'AGLE	92.250	LA GARENNE COLOMBES	2.234 m²	43 U.	15.550.000 €	15.830.000 €
A156	190 BOULEVARD SAINT DENIS	92.400	COURBEVOIE	2.263 m²	30 U.	13.270.000 €	14.190.000 €
A184	39 AVENUE DE COLMAR	92.500	RUEIL MALMAISON	1.964 m²	35 U.	11.940.000 €	12.150.000 €
A253	45433 RUE DU FOSSÉ DE L'AUMÔNE	92.600	ASNIÈRES SUR SEINE	2.636 m²	59 U.	16.340.000 €	16.630.000 €
A260	8 RUE LOUIS ARMAND	92.600	ASNIÈRES SUR SEINE	1.355 m²	37 U.	7.400.000 €	7.530.000 €
A185	150 BOULEVARD DE VALMY	92.700	COLOMBES	2.297 m²	39 U.	12.150.000 €	12.370.000 €
A185	5 RUE ESTELLE ROUAT	92.700	COLOMBES	3.129 m²	38 U.	15.520.000 €	15.800.000 €
A178	32 ALLEE DE BELLEVUE	93.000	BOBIGNY	2.472 m²	42 U.	9.340.000 €	9.510.000 €
A159	276 BOULEVARD DE LA BOISSIÈRE	93.100	MONTREUIL	2.786 m²	32 U.	13.210.000 €	14.120.000 €
A239	111 RUE DE ROSNY	93.100	MONTREUIL	1.291 m²	15 U.	6.570.000 €	6.690.000 €
A119	5 ALLEE GABRIEL ZRNHELT	93.110	ROSNY SOUS BOIS	7.848 m²	128 U.	28.230.000 €	30.170.000 €
A250	13 RUE PAUL LAFARGUE	93.160	NOISY LE GRAND	3.118 m²	38 U.	13.770.000 €	14.020.000 €
A180	18 AVENUE ARISTIDE BRIAND	93.190	LIVRY-GARGAN	2.793 m²	55 U.	9.980.000 €	10.670.000 €
A295	0 Rue Volta	93.200	Saint-Denis	10.670 m²	68 U.	55.250.000 €	56.250.000 €
A138	177 AVENUE DU PRESIDENT WILSON	93.200	SAINT DENIS	7.582 m²	125 U.	28.960.000 €	30.960.000 €
A076	13 AVENUE SAINTE FOY	93.220	GAGNY	2.640 m²	41 U.	11.430.000 €	11.640.000 €
A195	3 CHEMIN D'ACCÈS AUX ABBESSES	93.220	GAGNY	2.759 m²	50 U.	10.510.000 €	10.700.000 €
A251	37 RUE DU CHEMIN DE FER	93.220	GAGNY	662 m²	10 U.	2.640.000 €	2.680.000 €
A245	99 VIEUX CHEMIN DES MEAUX	93.220	GAGNY	4.383 m²	70 U.	17.040.000 €	17.350.000 €
A272	32-40 ALLÉE DE LA TOUR	93.250	VILLEMONBLE	1.490 m²	28 U.	6.530.000 €	6.650.000 €
A215	65 RUE DE SAINT-DENIS	93.400	SAINT-OUEN	6.524 m²	65 U.	37.710.000 €	38.390.000 €
A172	17 AVENUE PAUL VAILLANT COUTURIER	93.420	VILLEPINTE	886 m²	16 U.	2.790.000 €	2.980.000 €
A252	12 RUE JULES PRINCET	93.600	AULNAY-SOUS-BOIS	4.345 m²	74 U.	17.320.000 €	17.640.000 €
A120	9 RUE MARCELIN BERTHELOT	93.700	DRANCY	1.822 m²	29 U.	6.110.000 €	6.530.000 €
A249	74 BOULEVARD DE BELLECHASSE	94.100	SAINT-MAUR-DES-FOSSÉS	2.657 m²	64 U.	15.980.000 €	16.260.000 €
7957	150 BOULEVARD DE STRASBOURG	94.130	NOGENT-SUR-MARNE	1.742 m²	35 U.	10.840.000 €	11.040.000 €
A108	45 QUAI BLANQUI	94.140	ALFORTVILLE	14.921 m²	202 U.	67.170.000 €	71.800.000 €
A125	1 ALLÉE ELISABETH	94.200	IVRY SUR SEINE	4.219 m²	70 U.	20.670.000 €	22.100.000 €
A194	12 BOULEVARD DE BRANDEBOURG	94.200	IVRY-SUR-SEINE	1.858 m²	19 U.	9.420.000 €	9.590.000 €
A268	2 AVENUE PAUL DÉROULÈDE	94.300	VINCENNES	675 m²	10 U.	5.940.000 €	6.050.000 €
A098	273 AVENUE DE FONTAINEBLEAU	94.320	THIAIS	2.904 m²	54 U.	13.120.000 €	13.360.000 €
A139	7 RUE SAINT SIMON	94.400	VITRY SUR SEINE	5.601 m²	102 U.	25.240.000 €	26.980.000 €
A151	7 PLACE LOUISE DE VILMORIN	94.450	LIMEIL BREVANNES	3.330 m²	58 U.	10.260.000 €	10.970.000 €
8193	12 AVENUE DE LA RÉPUBLIQUE	94.500	CHAMPIGNY-SUR-MARNE	575 m²	15 U.	2.640.000 €	2.680.000 €
A124	15 RUE MENDES FRANCE	94.600	CHOISY LE ROI	3.948 m²	56 U.	14.160.000 €	15.140.000 €
7739	49 RUE VICTOR HUGO	94.700	MAISONS-ALFORT	1.492 m²	23 U.	7.940.000 €	8.080.000 €
A158	CHEMIN DE LA MAISON NEUVE	95.130	LE PLESSIS BOUCHARD	1.331 m²	-	3.720.000 €	3.980.000 €
A181	272 AVENUE DU GÉNÉRAL LECLERC	95.130	FRANCONVILLE	758 m²	16 U.	2.560.000 €	2.600.000 €
A257	10 ALLÉE PABLO PICASSO	95.140	GARGES-LES-GONESSE	1.205 m²	28 U.	3.920.000 €	3.990.000 €
A174	219 RUE DU 8 MAI 1945	95.340	PERSAN	2.245 m²	31 U.	6.990.000 €	7.450.000 €
	<b>TOTAL</b>			<b>486.413 sq m</b>		<b>€ 2.115.080.000</b>	<b>€ 2.203.670.000</b>



## CONCLUSIONS


The study we conducted allowed us to arrive at the rounded market value at 12/31/2024 of the entire **portfolio of 199 buildings**, taking into account the state of legal and physical occupation of:

**€ 2,115,080,000 excluding transfer costs**

**€ 2,203,670,000 including transfer costs**

Taxation: VAT Regime 1,80% for new properties / 6,90% for existing properties

The details of the market values of the 199 assets are set out in each certificate of expertise, attached to this assignment.



**Aurélien EVRARD IFEI / REV**  
Senior Real Estate Valuer



Signature électronique certifiée  
**Catherine HAMON, MRICS, VR**  
Directeur Adjoint  
CBRE Valuation

### CAVEATS

#### Heightened Market Volatility

In addition to the ongoing war in Ukraine/Russia, geopolitical tensions in the Middle East have recently escalated, increasing the risk of rising energy prices and destabilised security in the region. Although there is recent evidence of economic growth in Europe, along with expectations of further interest rate reductions and evidence of capital values stabilising in several sectors, some capital markets remain comparatively constrained.

Experience has shown that consumer and investor behaviour can quickly change during periods of such heightened uncertainty. Lending or investment decisions should reflect any heightened level of uncertainty and potential for changing market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

#### CONFIDENTIALITY

In addition to the limitations of publication of this report mentioned in the "general conditions of intervention of the expert" found in the appendix, we inform you that any publication or reference made to this expert report will be allowed only after authorization written by CBRE Valuation.

Issued on  
12/16/2024

---

## APPENDIXES

---

➤ **199 VALUATION CERTIFICATES**

➤ **GENERAL CONDITIONS**

## VALUATION CERTIFICATES

The 199 valuation certificates are carried out asset-by-asset.

The valuation certificates inseparable from this mission and transmitted in individual PDF format, they cannot **be communicated separately and without the overall mission.**

## GENERAL CONDITIONS

### CBRE VALUATION FRANCE – VALUATION STANDARD TERMS OF BUSINESS AND VALUATION GENERAL PRINCIPLES AND ASSUMPTIONS – FRANCE

#### A. Valuation Standard Terms of Business ("STOB")

---

##### 1. PRELIMINARY

- 1.1. In these STOB CBRE Valuation France is referred to as "we", "us" or "our" and the Client with whom we contract to supply services is referred to as "you" and "your".
- 1.2. Our responsibility is solely to you and we will perform our services with the reasonable care, skill and diligence expected of competent and properly qualified persons of the relevant disciplines and will act in good faith at all times.
- 1.3. Your contract is with CBRE Valuation France. No CBRE Valuation France officer, director, employee, or consultant contracts with you directly or assumes legal responsibility to you personally in respect of work performed on behalf of CBRE Valuation France. All correspondence and other outputs sent to you in the course of our appointment with you shall for all purposes be treated as having been sent on behalf of CBRE Valuation France.
- 1.4. The terms of our appointment are binding between you and us and may only be varied if mutually agreed in writing with you and accepted in writing signing an addendum between both parties.

##### 2. CHARGES AND EXPENSES

- 2.1. If there is a material change in the scope of our instructions, we will agree with you, in writing signing an addendum, an additional or alternative fee arrangement.
- 2.2. Unless expressly stated in our letter of appointment, in addition to our fees, you will (subject to condition 2.3 below) be responsible for all reasonably incurred out-of-pocket expenses including, without limitation, advertising, photocopying, printing and reproduction costs, signboards, mailshots, photography, receptions, plan printing charges, courier charges, travelling costs, overnight accommodation etc., and marketing material of any kind.
- 2.3. If we are responsible for arranging marketing material then we will obtain estimates for the costs of marketing materials and agree them with you before incurring the cost.
- 2.4. All fees quoted in our letter of appointment are exclusive of VAT and other applicable tax, which will be charged at the applicable rate unless otherwise mentioned in the letter of appointment. VAT and/or other applicable tax shall also be payable by you on disbursements and other amounts due, where applicable.
- 2.5. In the event of our appointment being terminated for whatever cause, we reserve the right to charge for the work carried out (even if incomplete) and non-refundable costs incurred in accordance with the fee basis agreed for the appointment or any subsequent agreed variations to the terms of our appointment.

##### 3. PAYMENT

- 3.1. Our invoices are due for payment within 30 days of issue.
- 3.2. As provided under article L441-10 of the French commercial code, in the event of default of payment of the fees, the said payment shall bear interest at three times the legal interest rate. This article also provides that any professional in situation of late payment is legally bound to pay a fix indemnity for the recovering fees of 40 euros in addition to any indemnity for late payment.

##### 4. QUALITY CONTROL AND COMPLAINTS PROCEDURE

- 4.1. In the event that you feel that we are falling short of the high standards that we set ourselves in the services we provide, please do let us know. Our Complaints Procedure involves a full investigation of any complaints that we receive and has been designed to comply with the Royal Institution of Chartered Surveyors ("RICS") Rules of Conduct. A written copy of our Complaints Procedure will be made available upon request.

##### 5. LIABILITY

- 5.1. All information that has been or will be supplied to us by you or your representatives has been or will be accepted as being complete and correct unless otherwise stated.
- 5.2. Our liability whatever the nature of the liability ((tort, contractual etc...)) linked to the present valuation mission is limited to the amount of :
  - 100 times the cost of the valuation VAT excluded if the market value of the premises as mentioned on the report does not exceed 15 million euros net value, subject to a cap of 1 million euros VAT included.
  - 1 million euros VAT included if the market value of the premises as mentioned in the report exceed 15 millions euros VAT and registration fees excluded.It is a maximum amount whatever the number of claims and number of premises concerned by the mission.
- 5.3. We shall have no liability for any delay or failure to provide the services in accordance with this appointment to the extent that any such delay or failure is caused by either you or a third party. Where we are one party liable in conjunction with others, our liability shall be limited to the share of loss reasonably attributable to us on the assumption that all other parties pay the share of loss attributable to them (whether or not they do).
- 5.4. You agree that you will not bring any claim relating to this appointment (in contract, tort, negligence or otherwise) against any CBRE Valuation France officer, director, employee, or consultant in their personal capacity.

## 6. INTELLECTUAL PROPERTY RIGHTS

- 6.1. We stay the owner of all intellectual property rights on trademarks patents, know-how and any rights on logos, domain names and designss. The signature of the letter of engagement do not constitute an assignment of theses intellectual property rights.
- 6.2. You will be the owner of the valuation report or any other deliverables prepared by us in order to execute its valuation mission.
- 6.3. Each party undertakes not to use the above mentionned rights of the other with previous agreement of the owner.
- 6.4. You are not permitted to include the whole or any part of the deliverables transmitted by us to execute the mission in a prospectus, offering document or other publication.

## 7. TERMINATION

- 7.1. Our services under the terms of our appointment will terminate when any one of the following events occurs:
- 7.2. If you do not pay our invoices as they fall due; or
- 7.3. With immediate effect if either you or we become subject to any sanction or order whereby it would become illegal to continue working together; or
- 7.4. If either you or us ceases or threatens to cease trading.

## 8. GENERAL

- 8.1. We do not give legal advice. You should seek legal advice as appropriate from your lawyers. We have no responsibility for the content of any legal advice that is obtained.
- 8.2. We maintain professional indemnity insurance (Insurer AON policy n° PSDEF1700562).
- 8.3. We comply with our obligations under the EU General Data Protection Regulation 2016/679 ("GDPR"), the law on "Data Processing, Data Files and Individual Liberties" of January 6th 1978, as amended and any legislation in force in EU member states from time to time which implements GDPR when providing our services for you. If you require us to process any personal data during the course of providing the services (in circumstances where you are the controller and we would be the processor of the personal data) then the provisions of the Appendix (Data Processing Appendix) to these STOB shall apply.
- 8.4. The parties to the appointment shall provide all necessary cooperation to ensure that each party complies with the obligations of the FCPA of 1977, UK Bribery Act of 2010 and French anti-corruption regulation. We are unable to provide any services to the extent that the provision of such services would amount to a violation of applicable laws or cause us or our affiliates to be in breach of any sanction, prohibition or restriction under the UN Security Council Resolutions or under any other trade or economic sanctions, laws or regulations.
- 8.5. All discussions we have with you, advice we give and documentation provided by you to us will be kept confidential, unless we agree with you otherwise, aside from data we have to disclose to authorized auditors (internal or external (RICS, Afrexim, etc...)).
- 8.6. You and we agree that it is not intended for any term of the appointment to be enforceable by any third party.
- 8.7. If at any time any part of the appointment is held to be or becomes void or otherwise unenforceable for any reason, then that part will be deemed omitted from the appointment. The validity or enforceability of the remaining parts of the appointment shall not be affected or impaired as a result of that omission.
- 8.8. The appointment, and any issues or disputes arising out of or in connection with it (whether such disputes are contractual or non-contractual in nature, such as claims in tort, for breach of statute or regulation, or otherwise) shall be governed by and construed in accordance with French Law and the exclusive jurisdiction of the French Courts. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and "Charte de l'expertise".
- 8.9. This agreement constitutes the entire agreement between the parties and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between them, whether written or oral, relating to its subject matter.

### Data Processing Appendix

- 8.10. The provisions of this Appendix (the "Data Processing Appendix") form part of the terms of our appointment to the extent that condition 8.3 of the Standard Terms of Business applies.
- 8.11. For the purposes of this Data Processing Appendix:
- 8.12. "Data Protection Laws" means the EU Data Protection Laws and the laws of other states and territories that create and regulate substantially similar concepts and legal principles as are contained in the EU Data Protection Laws in relation to the processing of personal data and sensitive personal data;
- 8.13. "EU Data Protection Laws" means the EU General Data Protection Regulation 2016/679 ("GDPR") and any legislation in force in EU member states from time to time which implements GDPR; and
- 8.14. "data subject", "personal data", "sensitive personal data", "consent", "controller", "processor" and "processing" mean those concepts, roles and activities as defined in EU Data Protection Laws.
- 8.15. We anticipate collecting and processing personal data about relevant business contacts and representatives of you (and where relevant also other entities in your group) in the context of the services we provide, including names, titles, email addresses and telephone numbers. We will retain that data whilst we retain a business relationship with you (or where applicable other members of your group) for the purposes of providing services to you (and those members of your

group) and for managing our relationship with you (and such other members of your group), which may include contacting you about new or other products and services we might offer from time to time and any internal or external audits. The personal data will for this reason be kept for the duration of the mission and also for the prescription period in case of litigation and audits.

- 8.16. We shall:
- 8.17. process the personal data only on documented instructions from you, including with regard to transfers of personal data to a third country or an international organisation, unless required to do so by European Union or the national law of an EU member state to which we are subject. In such a case, we shall inform you of that legal requirement before processing, unless that law prohibits such information on important grounds of public interest;
- 8.18. ensure that persons authorised to process the personal data have committed themselves to confidentiality or are under an appropriate statutory obligation of confidentiality;
- 8.19. implement appropriate organisational and technical measures as required pursuant to Article 32 (security of processing) of GDPR;
- 8.20. respect the conditions for engaging another processor referred to in paragraphs 2 and 4 of Article 28 (processor) of GDPR;
- 8.21. taking into account the nature of the processing, assist you by appropriate technical and organisational measures, insofar as this is possible, for the fulfilment of your obligation to respond to requests for exercising the data subject's rights laid down in Chapter III of GDPR;
- 8.22. assist you in ensuring compliance with the obligations pursuant to Articles 32 to 36 of GDPR taking into account the nature of the processing and the information available to us;
- 8.23. make available to you all information necessary to demonstrate compliance with the obligations laid down in Article 28 (processor) of GDPR and allow for and contribute to audits, including inspections, conducted by you or another auditor mandated by you (in each case at your cost); and
- 8.24. immediately inform you if, in our opinion, an instruction infringes GDPR or other Data Protection Laws.
- 8.25. We acknowledge that nothing in the Agreement relieves us of our own direct responsibilities and liabilities under GDPR.
- 8.26. According to the GDPR and to the French law n° 78-17 of 6 of January 1978 on Data Processing, Data Files and Individual Liberties, the individuals concerned can use their rights of access, of rectification, erasure of personal data or restriction of processing, the right to data portability, to object, to withdraw consent at any time (as well as the possibility of lodging a complaint with a supervisory authority, as soon as the treatment violates the above mentioned European regulation) contacting the Chief Compliance Officer of CBRE who is also Data Protection Officer using the following addresses : 76 rue de Prony 75017 Paris France or [Compliance@cbre.fr](mailto:Compliance@cbre.fr).
- 8.27. You undertake to obtain the agreement of your employees for this use and to inform them of their rights above mentioned.

## CBRE VALUATION FRANCE – VALUATION STANDARD TERMS OF BUSINESS AND GENERAL PRINCIPLES AND ASSUMPTIONS FRANCE

### B. General Principles and Assumptions adopted in the preparation of Valuations and Reports

---

Set out below are the general principles upon which our valuations and reports are prepared and which will apply unless specifically mentioned otherwise in the body of the report. We will be pleased to discuss specific variations to suit your particular requirements. These General Principles and Assumptions should be read in conjunction with our Valuation Standard Terms of Business (Part A) and Terms of Engagement.

---

#### 9. RICS VALUATION STANDARDS

- 9.1. All valuations are carried out in accordance with the latest edition of the RICS Valuation – Global Standards and the RICS Valuation – Professional Standards France published by the Royal Institution of Chartered Surveyors, ("the Valuation Standards") and are undertaken by appropriately qualified valuers as defined therein. Where a valuation is undertaken or contributed to by more than one qualified valuer, a list of those valuers will be retained within the working papers.

#### 10. VALUATION BASIS

- 10.1. The definition of '**Market Value**' in the Valuation Standards is: "The estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."
- 10.2. It should be noted that the interpretive commentary of the Valuation Standards makes it clear that, amongst other things, the valuation assumes that the appropriate marketing period had occurred prior to the Valuation Date and that simultaneous exchange and completion of the sale took place on the Valuation Date. Our valuations are, therefore, based upon the facts and evidence available as at the Valuation Date.
- 10.3. We would also draw your attention to the fact that we are required to assume that the buyer will purchase in accordance with the realities of the current market – and with current market expectations – and that the seller will sell the property at market terms for the best price attainable in the open market after proper marketing, whatever that price may be.
- 10.4. The valuation represents the figure that would appear in a hypothetical contract of sale at the Valuation Date. No adjustment has been made to this figure for any expenses of acquisition or realisation – nor for taxation which might arise in the event of a disposal. No account has been taken of any inter-company leases or arrangements, or of any mortgages, debentures or other charge. No account has been taken of the availability or otherwise of capital based Government or European Community grants.
- 10.5. The definition of '**Fair Value**' within **International Financial Reporting Standard 13 (IFRS 13)** is "The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."
- 10.6. The definition of '**Fair Value**' within **Financial Reporting Standard 102 (FRS 102)** is "The amount for which an asset could be exchanged, a liability settled, or an equity instrument granted could be exchanged, between knowledgeable, willing parties in an arm's length transaction".
- 10.7. We confirm that "Fair Value", for the purpose of financial reporting under IFRS 13, is effectively the same as "Market Value".
- 10.8. The definition of '**Equitable Value**' within the **International Valuation Standards 2017** is "The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties." It is not an appropriate basis of value for financial reporting purposes – being commonly used in litigation.
- 10.9. The definition of '**Investment Value**' in the Valuation Standards is "The value of an asset to the owner or a prospective owner for individual investment or operational objectives". It reflects the circumstances and financial objectives of the entity for which the valuation is being produced. The difference between the Investment Value of an asset and its Market Value provide the motivation for buyers or sellers to enter the market. The valuation prepared on the basis of Investment Value reflects the benefits received by an entity from holding the asset and, therefore, does not necessarily involve a hypothetical exchange. The Investment Value reflects the circumstances and financial objectives of the entity for which the valuation is being produced. You have advised us that this valuation advice will be used purely for internal purposes and will not be communicated to any third party. This exercise is required in order to assist you to determine a price that should be accepted by you in the circumstances set out within the attached Terms of Engagement letter. We would draw your attention to the fact that although we can assist you in determining the price that should be accepted in the circumstances outlined in the attached letter, this is, ultimately, a commercial judgment that can only be made by the vendor. Our assumption is that all due diligence required for marketing purposes has been carried out prior to the assumed marketing period. The figures reported assume that the Properties are sold on an individual basis and not as part of a portfolio. The figures provided are subject to a significant degree of judgement and you must, therefore, be aware of this if placing reliance on these figures.
- 10.10. The definition of '**Synergistic Value**' within the **International Valuation Standards 2017** is "the result of a combination of two or more assets or interests where the combined value is more than the sum of the separate values." If the synergies are only available to one specific buyer then Synergistic Value will differ from Market Value, as the Synergistic Value will reflect particular attributes of an asset that are only of value to a specific purchaser. The added value above the aggregate of the respective interests is often referred to as 'marriage value'.
- 10.11. Rental values will be adopted as appropriate in assessing the capital value, and are not necessarily appropriate for other purposes. They will not necessarily accord with the definition of **Market Rent** in the Red Book – which is normally used to indicate the amount for which a vacant property may be let, or for which a let property may be re-let when the existing lease terminates. Market rent is not a suitable basis for setting the amount of rent payable under a rent review provision in a lease, where the actual definitions and assumptions in the lease have to be used.



## **11. INFORMATION SUPPLIED**

- 11.1. We have assumed that where any information relevant to our valuation is supplied by you, or by any third party at your instigation, it is correct and comprehensive, and can be safely relied upon by us in preparing our valuation.

## **12. INSPECTIONS**

- 12.1. We undertake all inspections and investigations as are, in our opinion, necessary to produce a valuation which is professionally adequate for its purpose.

## **13. DOCUMENTATION AND TITLE**

- 13.1. Where legal documentation is provided to us as we are not lawyers, we will have regard to the matters therein but recommend that reliance should not be placed on our interpretation thereof without prior verification by your legal advisors.
- 13.2. Unless disclosed to us, we assume that there are no outstanding statutory breaches or impending litigation in respect of the property.
- 13.3. We further assume that all documentation is satisfactorily drawn and that unless disclosed to us, there are no unusual or onerous restrictions, easements, covenants or other outgoing which would adversely affect the value of the relevant interest(s).
- 13.4. In respect of leasehold properties, we will assume that your landlord will give any necessary consents to an assignment.
- 13.5. Unless notified to the contrary we assume that each property has a good and marketable title and is free from any pending litigation.

## **14. TENANCIES**

- 14.1. Unless disclosed to us or stated otherwise in the report it is assumed that:
- i. All properties are subject to normal outgoing and that tenants are responsible for all usual repairs, and other usual outgoing, either directly or by means of service charge provisions.
  - ii. There are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on renewal.
  - iii. There are no user restrictions or other restrictive covenants in leases that we are not informed of which would adversely affect value. [A couple of clauses have been deleted here – namely: Vacant possession can be given of all accommodation which is unlet or is let on a service occupancy; There are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on review or renewal.

## **15. TENANTS' COVENANT STRENGTH**

- 15.1. Unless specifically requested, we do not make detailed enquiries into the covenant strength of occupational tenants but rely on our judgement of the market's perception of them. Any comments on covenant strength should therefore be read in this context. Furthermore, we assume, unless otherwise advised, that the tenant is capable of meeting its financial obligations under the lease and that there are no arrears of rent or other payments or undisclosed breaches of covenant.

## **16. MEASUREMENTS**

- 16.1. Unless specifically instructed, we do not undertake a measured site survey but calculate site areas by reference to the identified boundaries of the property and the appropriate Plans.

## **17. TOWN PLANNING AND OTHER STATUTORY REGULATIONS**

- 17.1. Unless specifically instructed, we do not normally undertake enquiries to obtain town planning from the relevant Local Authority. We assume that the Properties are not adversely affected by town planning or road proposals.
- 17.2. Our valuations are prepared on the assumption that the premises comply with all relevant statutory enactments
- 17.3. We assume that all necessary consents, licences and authorisations for the use of the property and the process carried out therein have been obtained and will continue to subsist and are not subject to any onerous conditions.

## **18. BUILDING SURVEYS**

- 18.1. Unless specifically instructed, we do not undertake building surveys, nor do we inspect those parts that are covered, unexposed or inaccessible, or test any of the electrical, heating, drainage or other services. Any readily apparent defects or items of disrepair noted during our inspection will, unless otherwise stated, be reflected in our valuation, but no assurance is given that any property is free from defect. We assume that those parts which have not been inspected would not reveal material defects which would cause us to alter our valuation.
- 18.2. We assume that the services and any associated controls or software are in working order and free from defect.

## **19. HAZARDOUS AND DELETERIOUS MATERIALS**

- 19.1. Unless specifically instructed, we do not carry out investigations to ascertain whether any building has been constructed or altered using deleterious materials or methods. Unless specifically notified, our valuation assumes that no such materials or methods have been used. Common examples include high alumina cement concrete, calcium chloride, asbestos and wood wool slabs used as permanent shuttering.

## **20. SITE CONDITIONS**

- 20.1. Unless specifically instructed, we do not carry out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental, archaeological, or geotechnical surveys. Unless notified to the contrary, our valuation is on the basis that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas, or other noxious substances. In the case of properties that may have redevelopment potential, we assume that the site has load-bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems. Furthermore, we assume in such circumstances that no unusual costs will be incurred in the demolition and removal of any existing structure on the property.
- 20.2. We will assume that either there is no flooding risk or, if there is, that sufficient flood defences are in place and that appropriate building insurance could be obtained at a cost that would not materially affect the capital value.

## **21. ENVIRONMENTAL CONTAMINATION**

- 21.1. In preparing our valuation we assume that no contaminative or potentially contaminative use is, or has been, carried out at the property. Unless specifically instructed, we do not undertake any investigation into the past or present uses of either the property or any adjoining or nearby land, to establish whether there is any potential for contamination from these uses and assume that none exists. Should it, however, be subsequently established that such contamination exists at the property or on any adjoining

land or that any premises have been or are being put to contaminative use, this may have a detrimental effect on the value reported.

## **22. HIGH VOLTAGE ELECTRICITY SUPPLY APPARATUS**

- 22.1. Where there is high voltage electricity supply apparatus within close proximity to the property, unless otherwise stated we have not taken into account any likely effect on future marketability and value due to any change in public perception of the health implications.

## **23. PLANT AND MACHINERY, FIXTURES AND FITTINGS**

- 23.1. Our valuation includes those items usually regarded as forming part of the building and comprising landlord's fixtures, such as boilers, heating, lighting, sprinklers and ventilation systems and lifts but generally exclude process plant, machinery and equipment and those fixtures and fittings normally considered to be the property of the tenant.
- 23.2. Where the property is valued as a fully equipped operational entity our valuation includes trade fixtures and fittings and equipment necessary to generate the turnover and profit. Valuations for investment purposes will include the landlord's fixtures and fittings but not the trade fixtures and the trade inventory where the tenant owns these.

## **24. TAXATION**

- 24.1. In preparing our valuations, no allowances are made for any liability which may arise for payment of Corporation Tax or Capital Gains Tax linked to the owner or the tenant of the premises, or any other property related tax, whether existing or which may arise on development or disposal, deemed or otherwise. We also specifically draw your attention to the fact that our valuation is exclusive of any VAT liability which may be incurred. Unless specifically instructed we have not taken into account the availability of capital allowances.

## **25. GOVERNMENT GRANTS**

- 25.1. All valuations are given without any adjustment for capital based Government or European Community grants received or potentially receivable at the date of the valuation.

## **26. AGGREGATION**

- 26.1. In the valuation of portfolios, each property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

## **27. VALUATION CURRENCY**

- 27.1. Our valuations will be reported in the appropriate local currency and represent our opinion of the realisable value in the country of origin.

## **28. CONFIDENTIALITY/THIRD PARTY LIABILITY**

- 28.1. Our valuations and reports are strictly confidential to the party to whom they are addressed, or their other professional advisors, for the specific purpose to which they refer. No third parties may rely upon our valuations and reports and no responsibility whatsoever is accepted to any third parties for the whole or part of their contents without our written approval.
- 28.2. We would draw your attention to the fact that the valuations may be investigated by the Royal Institution of Chartered Surveyors ('RICS'), on a confidential basis, for the purposes of the RICS's conduct and disciplinary regulations, in order to ensure compliance with the Valuation Standards.

## **29. PUBLICATION**

- 29.1. Neither the whole nor any part of our report, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way nor disclosed orally to a third party, without our written approval of the form and context of such publication or disclosure. Such approval is required whether or not CBRE is referred to by name and whether or not the report is combined with others. Any such approved publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Red Book or the incorporation of any Special Assumptions (if applicable).

## **30. LAND TRANSFER TAX (or local equivalent)**

- 30.1. Our valuations assume that Land Transfer Tax (or the local equivalent) will be applied at the rate currently applicable.

## **31. TRADING RELATED**

- 31.1. We will have regard to the RICS Valuation Practice Guidance Application (VGPA) 4 on the valuation of trade related properties. Key considerations under VGPA 4 are as follows:
- 31.2. The essential characteristics of properties that are normally sold on the basis of their trading or underlying trading potential is that they are designed, or adapted, for a specific use and the resulting lack of flexibility usually means that the value of the property interest is intrinsically linked to the returns that an owner can generate from that use.
- 31.3. The valuation of the operational entity usually includes:
- a) the legal interest in the land and buildings;
  - b) the trade inventory, usually comprising all trade fixtures, fittings, furnishings and equipment; and
  - c) the market's perception of the trading potential, together with an assumed ability to obtain/renew existing licences, consents, certificates and permits.
- 31.4. Trading potential is the future profit that a competent operator of a business conducted on the premises acting in an efficient manner (the Reasonably Efficient Operator "REO") would expect to be able to realise from occupation of the property. It excludes personal goodwill, which is the value of profit generated over and above market expectations that would be extinguished upon sale of the property, together with financial factors relating specifically to the current operator of the business.
- 31.5. The valuation excludes consumables and stock in trade and any antiques, fine art and chattels.
- 31.6. The valuation is based on an estimate of the maintainable level of trade (Fair Maintainable Turnover ("FMT")) and future profitability ("Fair Maintainable Operating Profit ("FMOP")) that an REO would expect to achieve. FMT assumes that the property is properly equipped, repaired and maintained. FMOP is operating profit prior to depreciation and finance costs relating to the property, and any rent if leasehold.

- 31.7. The valuation includes trade items and equipment that are essential to the running of the operational entity but which either are owned separately from the land and buildings or are leased.
- 31.8. If fixtures, machinery and equipment are leased or under contract, we assume that leasing costs are reflected in the trading figures supplied to us, and that all trade fixtures and fittings essential to the running of the property would be capable of transfer as part of a sale of the building and any third-party consents obtained.
- 31.9. Unless stated otherwise within our report, our valuation assumes that the property is open for business and trading at the Valuation Date and that there will be a continuation of trading. Where the property is empty either through cessation of trade, or it is a new property with no existing trade to transfer and/or there is no trade inventory, valuation assumptions apply as will be set out in our report. The valuation is of the empty property having regard to trading potential subject to these assumptions.

### **32. PROJECTED VALUES**

- 32.1. We would draw your attention to the higher degree of uncertainty that is likely to be implicit within a projected value, where by definition, comparable evidence is not available.
- 32.2. The special assumptions relating to yields, rental growth, interest rates, tenancy changes etc. will be as agreed with you and set out within the valuation report.