



PRESS RELEASE

Paris, June 9, 2009

Mercialys wins an IPD European Property Investment Award for outstanding investment performance

**During the IPD European Property Investment Awards ceremony, Mercialys has won an award in recognition of investment outperformance against its peer group.**

**The Award was presented to Mercialys for having the highest total return relative to the appropriate sector benchmark three years annualised to December 2008 for the specialist fund category in France<sup>1</sup>.**

The coveted Awards were presented by IPD Managing Director Laurent Ternisien at the Gala Dinner at IPD European Property Investment Conference 2009 held on Thursday, June 4<sup>th</sup> in Barcelona.

The Awards identify demonstrated and consistently measured real estate investment performance over the past three years across 11 European countries (Austria, France, Germany, Ireland, Italy, Netherlands, Norway, Portugal, Spain, Switzerland and the UK). The 18 Awards presented were split into two categories: 10 awards were presented for the category “Balanced funds” and 8 awards in the category “Specialist funds”.

Winning an award is testament to the quality of Mercialys investment strategy and of its risk management policy during the past three years from 2006 to 2008.

*“We are very happy to have won an Award during the IPD European Property Investment Awards ceremony.*

*This prize rewards our value creation strategy implemented since the IPO in October 2005. Thanks to the continuous focus of our teams on extracting value of our portfolio of leases, our win-win partnership with Casino, and a selective investment policy focused on assets presenting a high potential of value creation in the short or medium term, we have proved our ability to create value on a continuous basis for the benefit of our shareholders.*

*This recognition of our know-how is particularly important in the present context since Mercialys has significantly improved its liquidity by increasing its free float to approximately 1 billion euros “, said Jacques Ehrmann, CEO of Mercialys.*

**About IPD:**

The Awards – determined by IPD using standardised data held in its extensive databases – recognise independently verified investment performance by pension and life funds, property investment companies and other professionally managed real estate portfolios across Europe.

<sup>1</sup> A specialist fund is portfolio of predominantly direct interests in real estate concentrated to at least 70% of its capital employed in a single main sector of the relevant national market.

IPD (Investment Property Databank) is a global information business created in 1985, dedicated to the supply of independent market indices, benchmarks, performance analysis and events, and training to the real estate industry. Operating on five continents, IPD has established services in more than 20 countries in Europe, USA, Canada, Australia, New Zealand, and Japan: [www.ipd.com](http://www.ipd.com).

IPD has set up analysis standards for the measurement of real estate performance.

Those analysis provide a full range of real estate indicators including analysis of the different real estate market segments performance, analysis of investment portfolio revenues and analysis of transactions impact.

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This press release is available on the [www.mercialys.com](http://www.mercialys.com) website

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**About Mercialys**

Mercialys, one of France's leading real estate companies, is solely active in commercial property. Rental revenue in 2008 came to Euro 116.2 million and net income, Group share, to Euro 80.9 million. It owns 168 properties with an estimated value of over Euro 2 billion at December 31, 2008. Mercialys has benefited from "SIIC" tax status (REIT) since November 1, 2005 and has been listed on compartment A of Euronext Paris, symbol *MERY*, since its initial public offering on October 12, 2005. The number of outstanding shares as at December 31, 2008, was 75,149,959.

***CAUTIONARY STATEMENT***

*This press release contains forward-looking statements about future events, trends, projects or targets.*

*These forward-looking statements are subject to identified and unidentified risks and uncertainties that could cause actual results to differ materially from the results anticipated in the forward-looking statements. Please refer to the Mercialys shelf registration document available at [www.mercialys.com](http://www.mercialys.com) for the year to December 31, 2006 for more details regarding certain factors, risks and uncertainties that could affect Mercialys's business.*

*Mercialys makes no undertaking in any form to publish updates or adjustments to these forward-looking statements, nor to report new information, new future events or any other circumstance that might cause these statements to be revised.*