2021 Full-year Results

February 15, 2022

MERCIALYS

Preliminary remarks

The 2021 annual consolidated financial statements were approved by the Board of Directors on February 14, 2022.

The audit procedures have been completed by the statutory auditors. The audit certification report is underway.

Contents

Mercialys is effectively positioned to resume a growth strategy

Mercialys is continuing to develop strong competitive positions in buoyant peripheral urban areas.

Our retail sites are deeply anchored in everyday physical consumption practices.

Our retailers therefore benefit from a footfall and sales track record that outperforms the national average, as well as a sustainable level of rent and charges, supporting retailers' profitability.

The health crisis has shown the model's robustness: in France, the balance between tenants and the Company does not appear to have seen any significant changes.

Mercialys is continuing to roll out various innovations identified before the health crisis to adapt to evolving forms of consumption, without sacrificing its profitability.

The actions taken aim to support our core objectives: generating regular cash flow and ensuring strong visibility, while maximizing the level of profitability and securing the sustainable value of our sites.

Over the medium term, Mercialys' strategy aims to capitalize on its retail property vertical supported by its complementary positioning with food retailers.

Development is being relaunched around 4 pillars: capitalizing on all spaces, monetizing client knowledge, developing services and harnessing our know-how beyond our existing portfolio.

The Company's balance sheet will enable it to move forward with a pipeline for ambitious developments or through acquisitions.

Solid demand for physical retail

Elizabeth Blaise
Deputy Chief Executive Officer
& Chief Financial Officer

MERCIALYS

Mercialys operates in a market that still offers growth potential and in which regulation will help preserve the value of existing assets

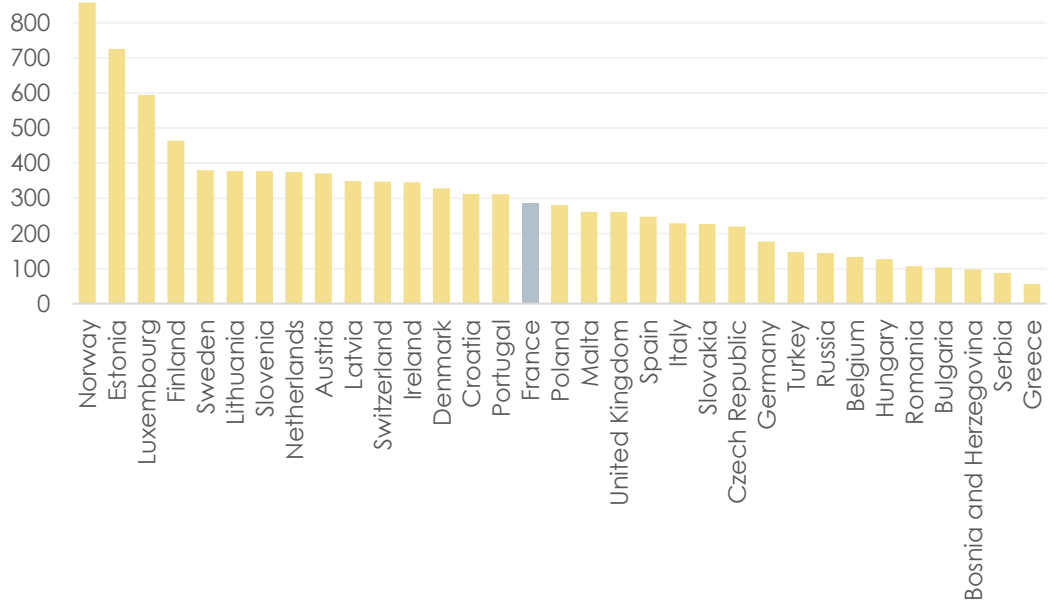
Level of retail facilities in France consistent with the average for European countries

No overall situation of oversupply at national level.

Leeway to strengthen commercial assets at local level through redevelopments or extensions.

GROSS LEASABLE AREA PER THOUSAND INHABITANTS FOR SHOPPING CENTERS IN EUROPE, IN 2018, PER COUNTRY

(in square meters)



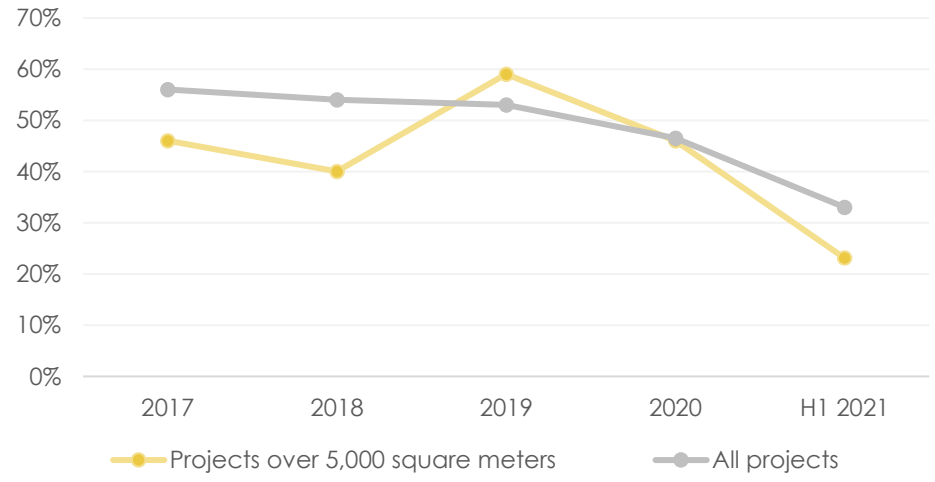
Source: Statista

Regulatory environment now limiting the potential for construction

The "Climate and Resilience Act" of August 22, 2021 aims to combat the proliferation of artificial ground cover and sets a target for "net zero artificialization" over time.

➔ Only projects with a sales area of less than 10,000 sq.m will be able to be carried out, subject to certain conditions (project's integration into regional regeneration or urban development sectors or development operations within an existing urban space, or offsetting with the transformation of artificial ground cover into non-artificial).

CHANGE IN THE CNAC AUTHORIZATION RATE IN FRANCE AS %

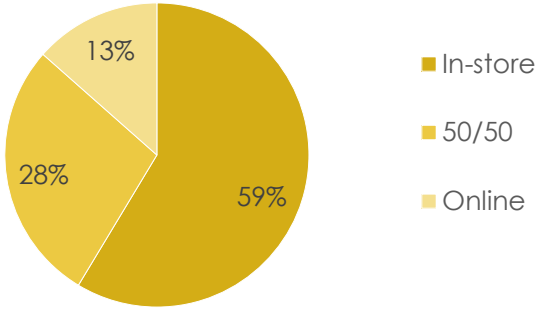


Source: CNAC, Knight Frank, The retail property market, September 2021

Our clients confirm the relevance of Mercialys' strategy focused on proximity and an omni-channel approach

Excluding periods when stores were closed, for your non-food purchases, do you primarily buy:

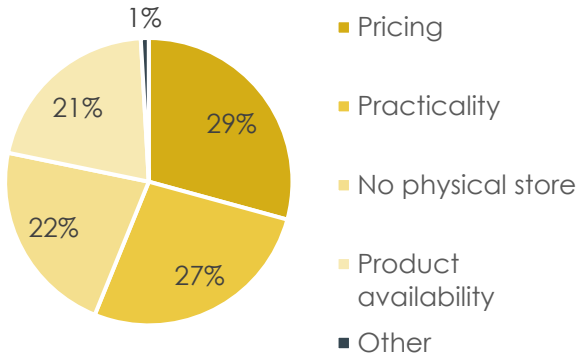
➔ Very widespread preference for physical retail despite the effects of the health crisis



What criteria make you choose to buy online?

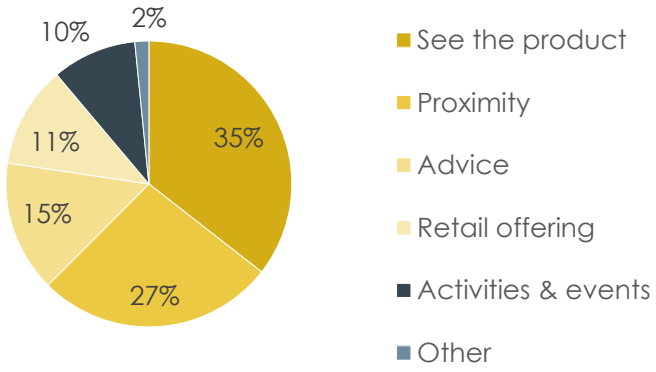
➔ The absence of stores and uncertainty concerning product availability represent 43% of the determining factors for buying online

This trend confirms the benefits for retailers of developing an omni-channel approach for their points of sale, in partnership with Mercialys



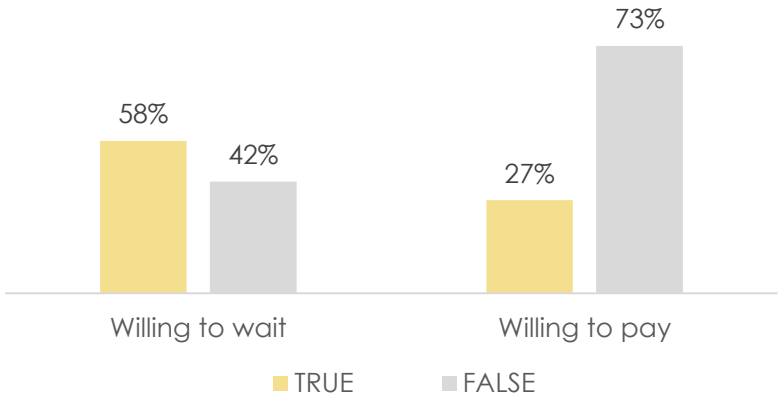
What criteria make you choose to buy in-store?

➔ Human contact, contact with products and proximity are still the major determining factors for visits to our shopping centers



If you order online and choose delivery, would you say that you are:

➔ Clients willing to wait, but not to pay for delivery with online orders



Source: survey of clients registered for Mercialys' loyalty program – January 2022 – 3,908 respondents

Physical retail continues to be desirable, with the human dimension as the core factor

Human factor central to physical retail's appeal

› The ObSoCo study on "*tomorrow's ideal store*" found a convergence between all of the stakeholders surveyed, and particularly consumers, concerning the importance of the human factor when thinking about tomorrow's ideal store

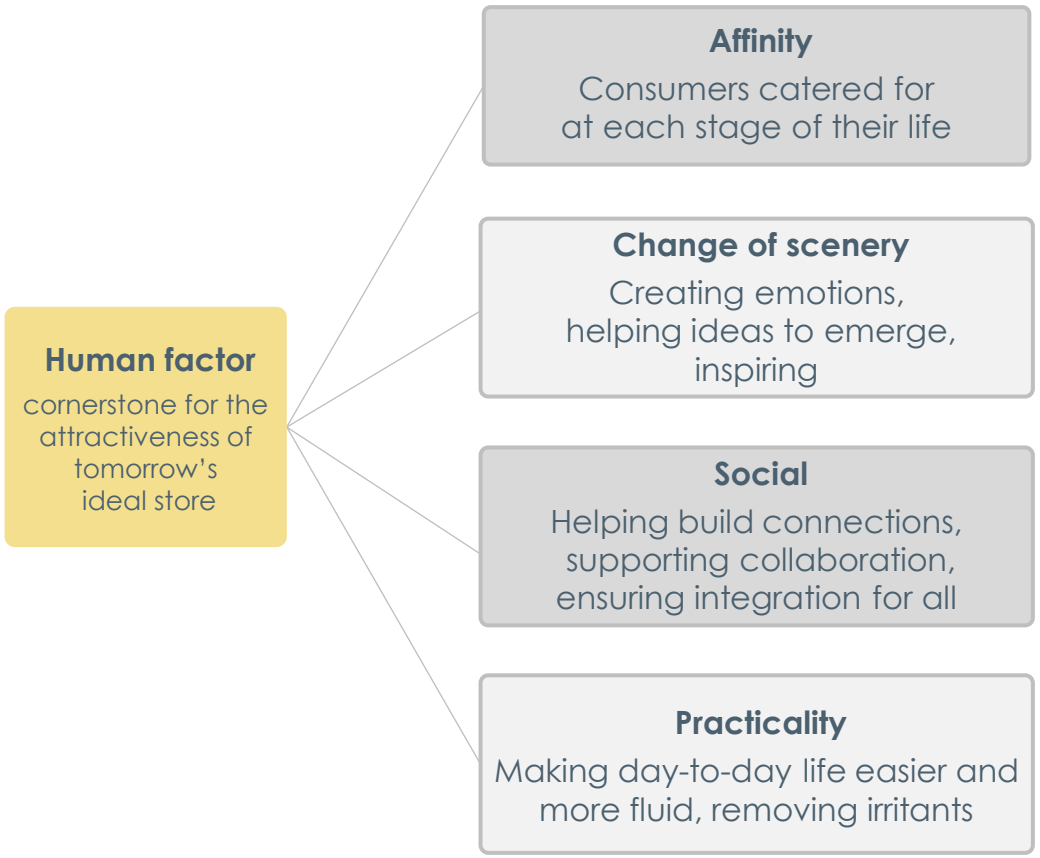
3 core pillars reshaping professions and skills for tomorrow's ideal store

› Support and social connections: the key dimensions for the desirability of tomorrow's retail and the factors ensuring its attractiveness

› Facilitating and time-saving: the "functional" foundation for tomorrow's ideal store, as one of the key dimensions expected without being the most desirable

› Discovery and surprises: the "experiential" foundation for an ideal store

ATTRACTIVE STORE SUPPORTED BY 4 KEY PILLARS



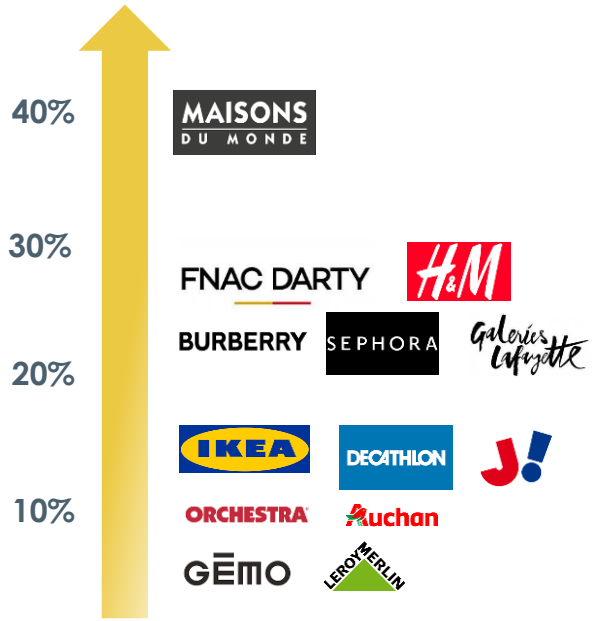
Source: Mirror study on tomorrow's ideal store, ObSoCo

Stores will remain central to retailers' profitability

Retail stores increasingly important to online performance

› Online sales growth of traditional retailers has on average significantly outpaced pure players (66% vs 18% over 2019 - 2020)

PERCENTAGE OF E-COMMERCE IN TOTAL SALES: SELECTION OF RETAILERS



Source: Knight Frank

Average transaction fees for online marketplaces now exceed physical stores' Occupancy Cost Ratios

Category	Minimum	Maximum
Consumer Electronics	6.0%	10.0%
Appliances	8.0%	15.0%
Health & Beauty	10.0%	15.0%
Animals & Pet Supplies	12.0%	15.0%
Food	12.0%	15.0%
Home / Garden Furnishings	12.0%	20.0%
DIY	12.0%	20.0%
Apparel / Accessories	15.0%	25.0%
Sporting Goods	15.0%	20.0%
Toys / Hobbies	15.0%	20.0%
Jewelry	20.0%	25.0%

Source: Mirakl

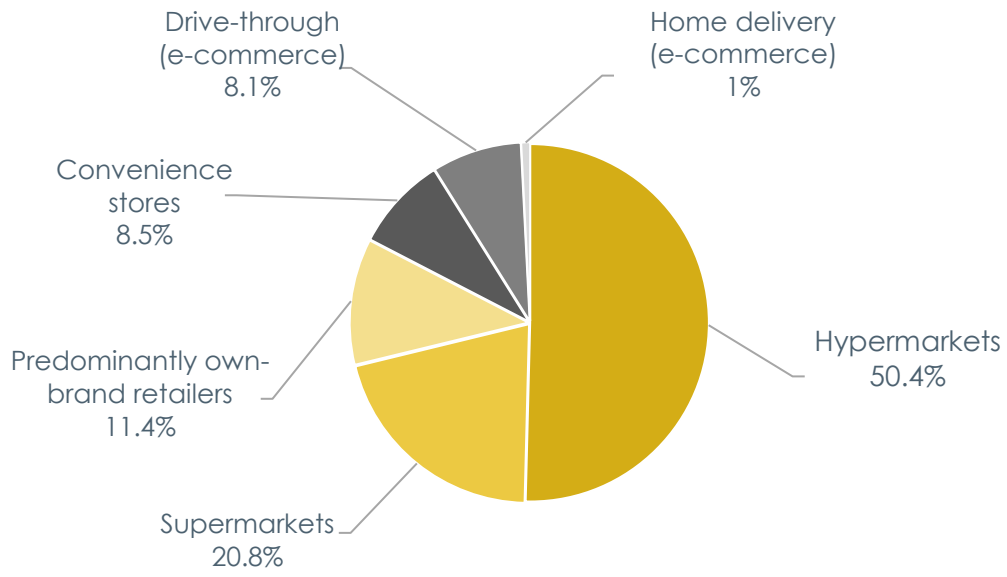
"When I started online in 2010, I never thought I would open physical stores. At that time, people were saying stores would be gone. Today, our brand has 88 stores and plans to open 150 locations over the next 2 to 3 years. We get a bump online within a 10-mile radius of each store we open. Stores are like an inexpensive billboard or online ad".

Chris Riccobono, Untuckit CEO
"E-Commerce needs real store locations now more than ever", Wall Street Journal, Nov. 25, 2021

Anchoring around a large food store is still relevant, with this format adapted for changes in consumer habits

HYPERMARKET, A KEY FORMAT FOR FRENCH CONSUMERS

50.4% **market share for hypermarkets in the total value of consumer products in 2020**



Source: Nielsen ScanTrack – P04 2021 data

FORMAT ATTRACTING VIRTUALLY ALL FRENCH HOUSEHOLDS

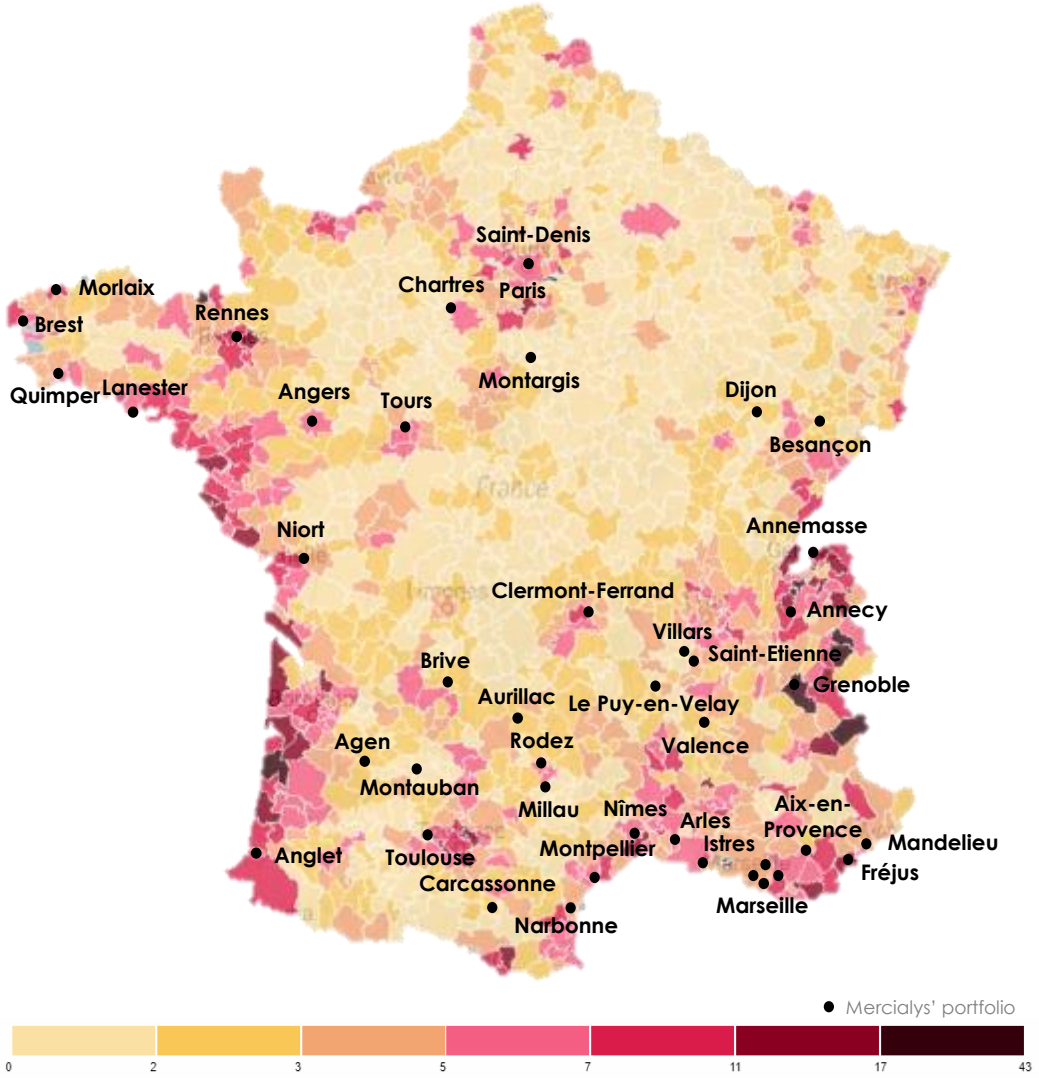
	Penetration rate as % of households	Annual average budget for household purchases	Number of visits per year	Quantity purchased *per visit (number of items)*
Hypermarkets	93.4	1,626	42.1	16.1
Supermarkets	78.8	915	33.5	11.7
Predominantly own-brand retailers	68	471	19.9	14.7
Convenience stores	68.8	264	19.5	6.5
E-commerce retailers	29	628	10.3	27.4
Drive-through	25.5	678	10.9	28

Source: Kantar, CAM - P6 2019

Strong appeal of out-of-town locations in French regions, with trips primarily by car

CONSTRUCTION TRENDS (1)

(housing starts in 2019 per 1000 inhabitants)



(1) Source: Building permits and other planning permissions (Sitadel basis)

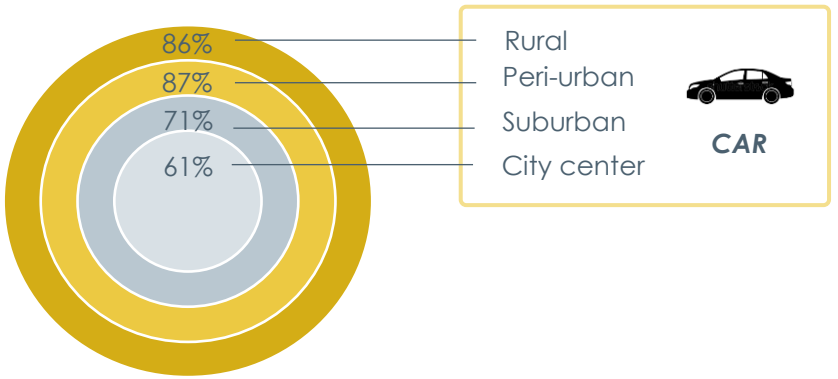
The health crisis has increased the appeal of out-of-town locations and mid-size cities (2)

› One in five households has either moved or plans to do so since March 2020 (twice the historical levels)

› 60% of relocations are for less densely urbanized areas (Inner Paris has lost 3% of its population in 2 years)

› A recent Kantar study shows that inhabitants who have recently relocated to low density areas tend to favor hypermarkets even when they did not prefer them previously

MOST FREQUENT MEANS OF TRANSPORT FOR DAY-TO-DAY TRIPS (3)



(2) Source: IPSOS
(3) Source: Kantar (Les Echos, Dec. 2021)

The types of urban development will be even more decisive in the future for retailers' regional coverage

Moderate density

Stores are seen as the most profitable means of managing the last mile

Mid-level density

Coverage rationalized for physical retailers

High density

A fulfillment center may benefit from economies of scale. Coverage with physical retail outlets still very attractive for immediate purchases

POPULATION DENSITY

Collection in stores

Micro-fulfillment centers

© Shutterstock

Distribution centers

© SSI Schäfer

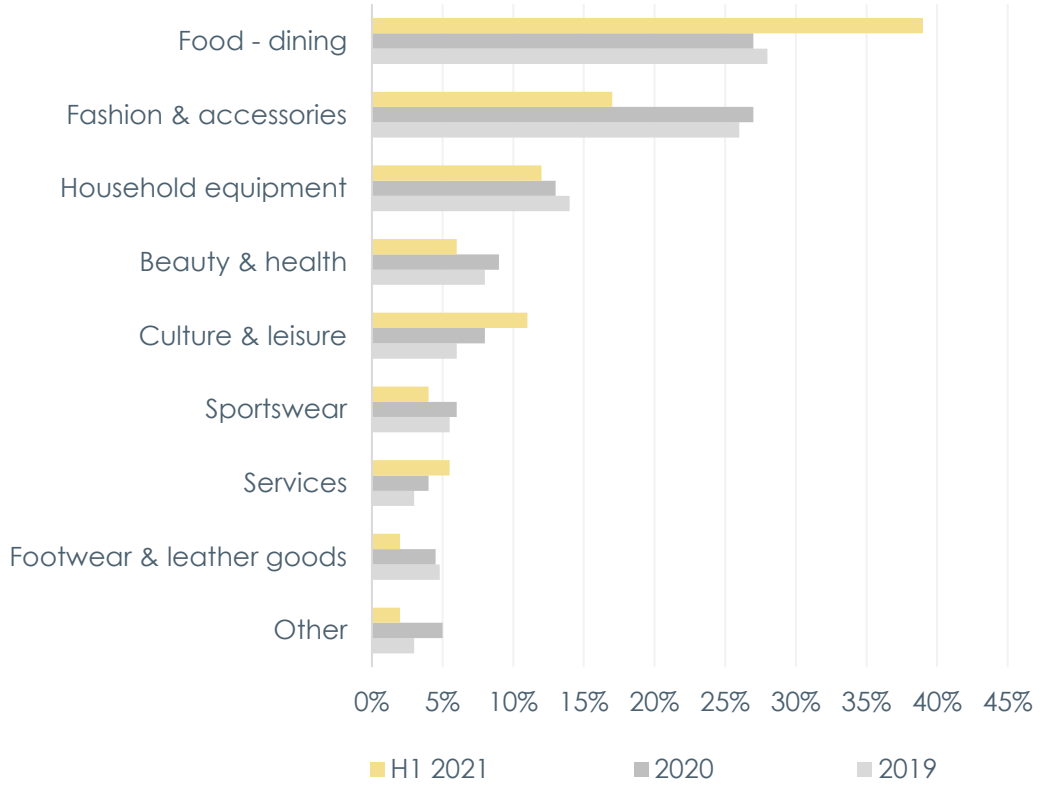
"As our online sales grow, so too does the cost of shipping goods to customers' homes. Retailers are finding it is less expensive to ship items from their stores, which are closer to where people live. We estimate that it costs on average 40% less to ship orders from our stores compared with the expense of shipping from our warehouses".

TARGET CORP., via Dow Jones

Retailers are expected to remain active in peripheral urban areas, with a key role for restaurants and affordable retailers

BREAKDOWN OF THE TENANT MIX FOR PROJECTS OPENED SINCE 2019 IN FRANCE

(percentage per sector out of the total number of stores, all formats combined)



RETAILERS WITH THE STRONGEST PRESENCE IN RETAIL COMPLEXES OPENED SINCE 2019

(number of stores opened in retail complexes in France, all formats)

10	Besson chaussures · TAO TAPE À L'OEIL · columbus
11	MANGO · Jennyfer · STOKOMANI · GÉMO
13	chaussea.
14	ARMAND THIERY · Bleu Libellule
16	INTERSPORT · MAXI ZOO
17	ACTION

Source: Knight Frank

Mercialys' pillars for growth over the medium term

Vincent Ravat
Chief Executive Officer

MERCIALYS

Retailer sales levels close to 2019 on a comparable basis

Opening months in 2021 impacted by a number of operational constraints, which have since been lifted

CHANGE IN MERCIALYS' 2021 FOOTFALL (1)

- Footfall at Mercialys sites in 2021 over the comparable opening periods represented **86%** of normalized footfall for 2019
- The national Quantaflow panel shows that 2021 footfall represented 84% of the footfall from 2019
- This reflects an excellent performance in view of the major operating constraints in 2021: curfew until June 20, sales period deferred from the beginning to the end of January, continuing through February (period when many shopping centers were closed), introduction of the "health pass" in August

	2021 vs. 2020	2020 vs. 2019	2021 vs. 2019
Change over 7 months open (2)	-6.2%	-8.5%	-14.2%
Change over 12 months (3)	-4.4%	-20.7%	-24.2%

CHANGE IN MERCIALYS' 2021 RETAILER SALES (1)

- In 2021, retailer sales across Mercialys' portfolio came to **99%** of the normalized level from 2019 over the comparable opening periods
- Mercialys' retailer sales contracted slightly by -2.8% versus 2020, while the national CNCC panel shows a +1.9% growth for the year to end-December 2021
- Factoring in 12 months of operations, retailer sales contracted by -21% in 2021 vs 2019, while the months of closures represented 29% of the year

	2021 vs. 2020	2020 vs. 2019	2021 vs. 2019
Change over 7 months open (4)	-2.8%	+1.4%	-1.4%
Change over 12 months (5)	-3.3%	-17.8%	-20.5%

(1) Mercialys' large centers and main convenience shopping centers based on a constant surface area, representing more than 85% of the value of the Company's shopping centers
(2) Scope including the weekly change concerning the months of operations without shopping center closures: January, June, July, August, September, October and December
(3) Scope including 12 months of operations for 2019, 2020 and 2021
(4) Scope including the monthly change concerning the months of operations without shopping center closures: January, June, July, August, September, October and December
(5) Scope including 12 months of operations for 2019, 2020 and 2021

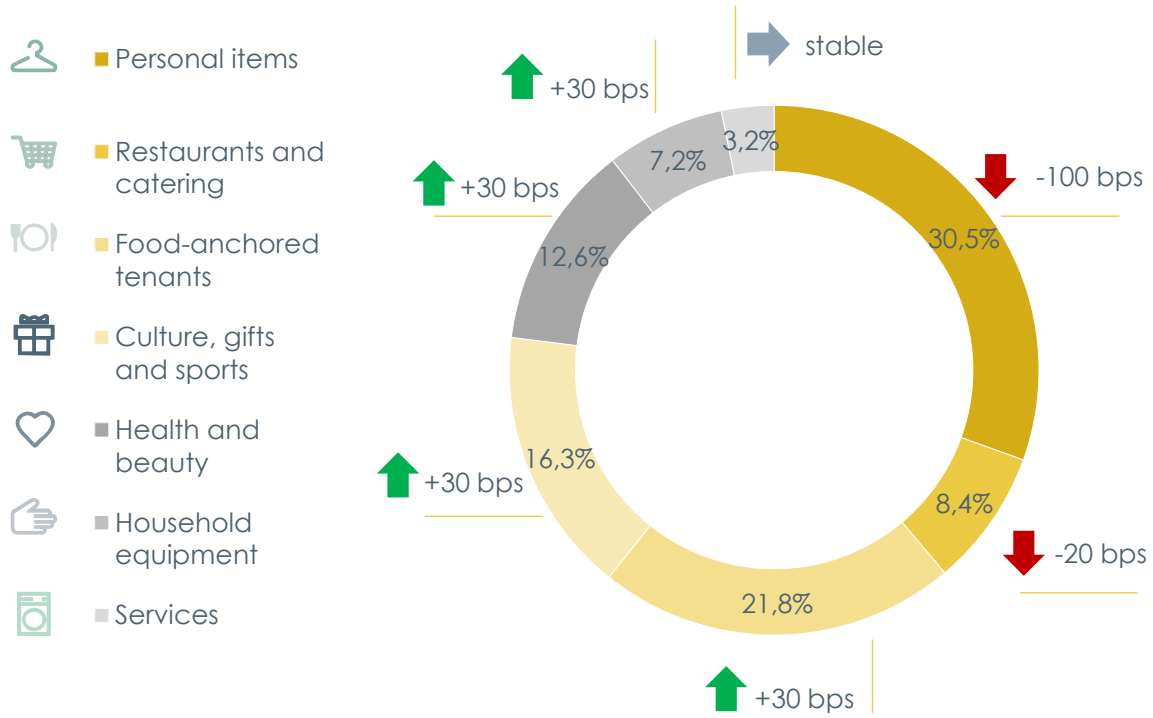
A difficult context with intense letting activity enabling Mercialys to optimize its merchandizing mix

RECENT LETTING DEALS IN MERCIALYS' PORTFOLIO

Entry time			Lease date
1st time	STUDIO	Tatoo Dermo Esthetic, Frejus	July 2021
1st time	Maison Médicale de Garde	Medical center, Toulouse	August 2021
3rd time	JOTT	Fashion store, Rennes	October 2021
1st time	fnac KIDS	Kids' store, Annemasse (Christmas pop-up store)	October 2021
2nd time	RITUALS	Cosmetics, Toulouse	October 2021
1st time	BARBER CREW	Barbers, Fréjus	October 2021
1st time	free	Telecoms, Lanester & Angers	October 2021
1st time	Animalis	Pet supplies store, Brive	October 2021
1st time	Weaudition	Hearing aid shop, Marseille	November 2021
1st time	OVS	Kids' store, Annecy	December 2021

BREAKDOWN OF MERCIALYS' RENTAL INCOME BY BUSINESS SECTOR

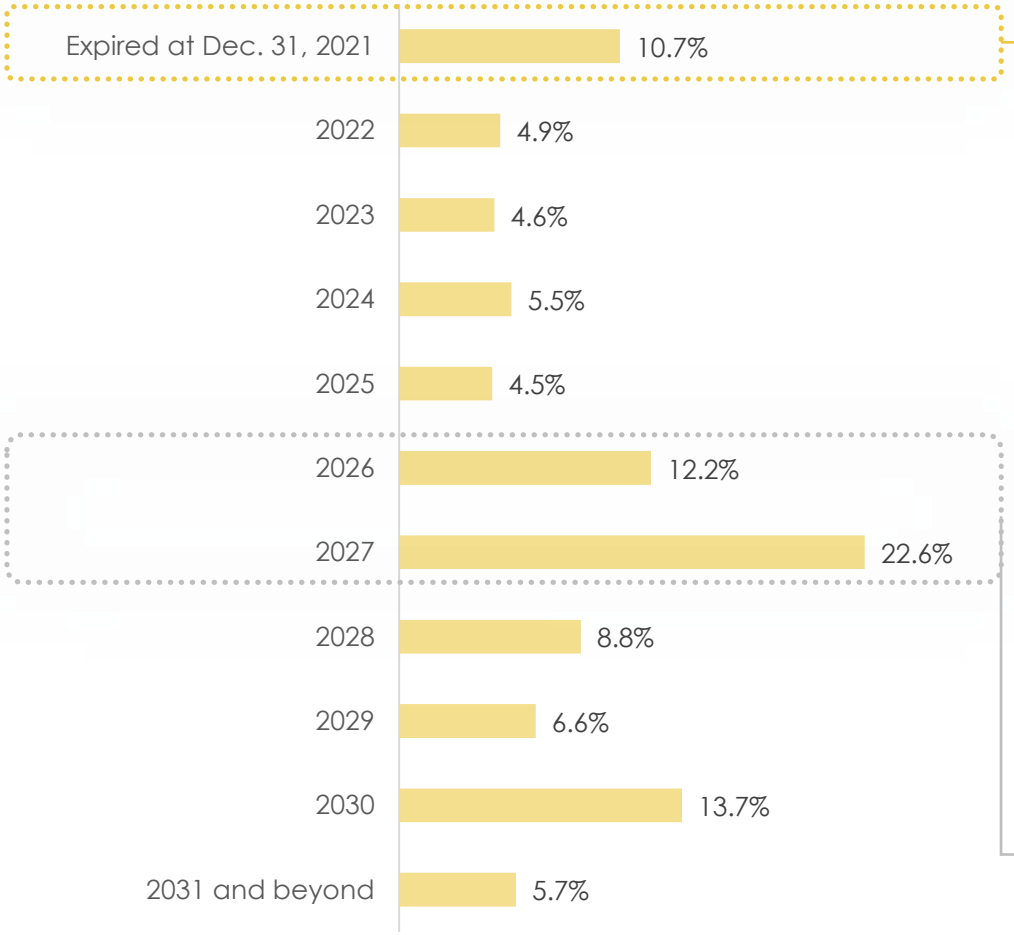
(% of annualized rental income at December 31, 2021 - change vs. December 31, 2020)



Lease expiry schedule effectively staggered over time and benefiting from new signatures and ongoing deals

LEASE EXPIRY SCHEDULE

(percentage of leases expiring / guaranteed minimum rent at Jan. 31, 2022)



- **271 renewals and relettings completed in 2021** for €15.9m, i.e. 9.4% of the total rental base, with limited average negative reversion of -3.0% (-1.8% excluding the retailer Camaïeu [1]), i.e. -€0.6m
- **Securing Mercialys' rental flows:** leases expired or due to expire at end-2021 represented **20.9%** of the Company's total rental base at end-2020, they are down to just **10.7%** at end-January 2022
- Since the start of the health crisis, 924 lease amendments have been signed, covering the relief measures granted in connection with the two 2020 lockdowns
- Moreover, in exchange for the relief granted in connection with the two lockdowns in 2020, Mercialys achieved an **average extension of 9.1 months for the firm term of leases across its portfolio**, helping secure its rent profile

Term of most of the Casino group leases

(1) The textiles retailer Camaïeu, whose legal position led to specific negotiations in connection with the group's takeover by a new owner

4 pillars supporting Mercialys' growth over the medium term

Capitalize on all spaces

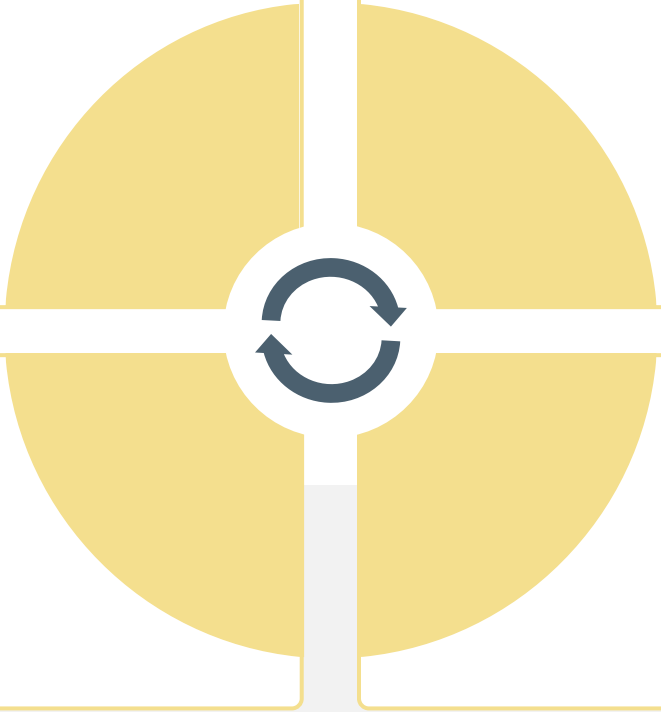
› Successful development of coworking

› Research into other uses

Capitalize on client knowledge

› Optimizing transit times

› Distributing the center's footprint within its area



Implement the development pipeline / make acquisitions

› Accretive development portfolio, contributing to the consolidation of the sites

› Opportunities for acquisitions on the market

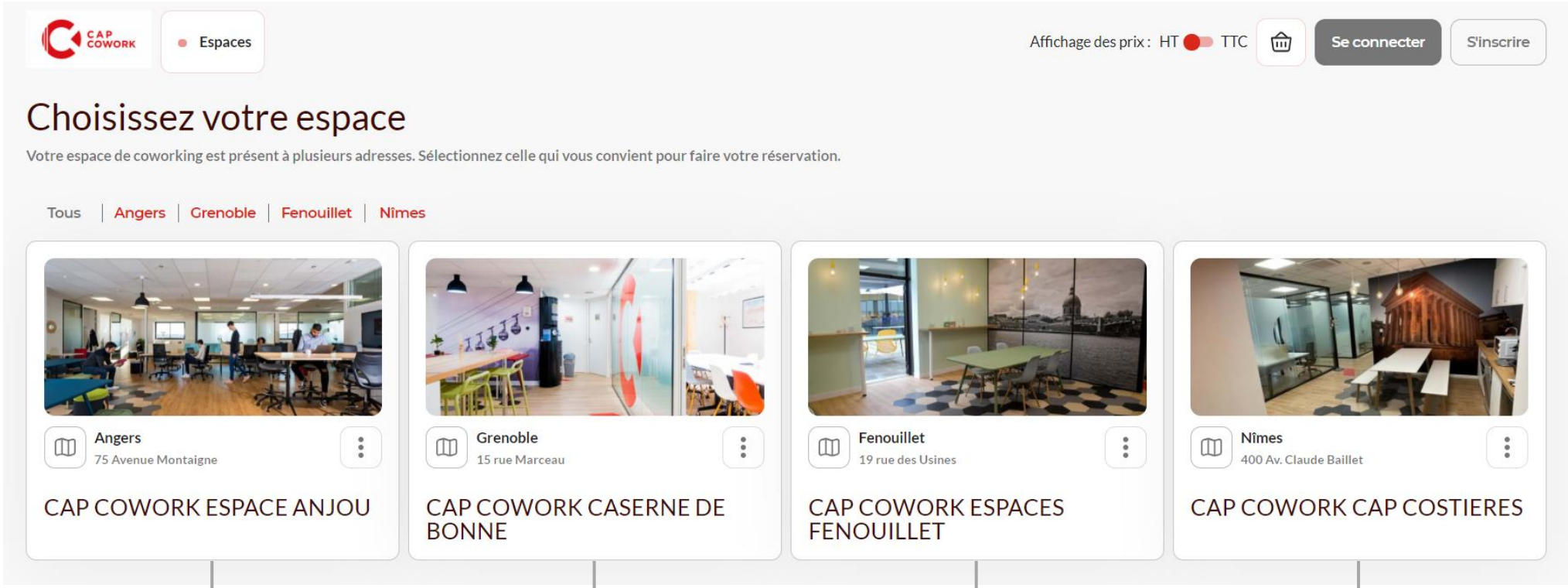
Develop services

› Ocitô platform supporting retailer sales

Rapid success with the development of coworking spaces

IN 24 MONTHS, 4 SPACES OPENED, WITH OVER 1,500 SQ.M IN OPERATION

(spaces managed directly by Mercialys)



Feb. 2020
54 workspaces - 561 sq.m

Sep. 2020
26 workspaces - 280 sq.m

Aug. 2021
45 workspaces - 439 sq.m

Dec. 2021
28 workspaces - 270 sq.m

Coworking model aligned with the features of our assets, with the ambition to create a new vertical

Within 3 years, 5,000 sq.m developed and operated directly by Mercialys

"A new trend for the development of coworking hubs away from city centers, close to residential areas", Virginie Houzé - JLL

› "Hub & hub" trend: businesses keep a smaller showcase site and set up satellite sites that are closer to the out-of-town areas where employees live

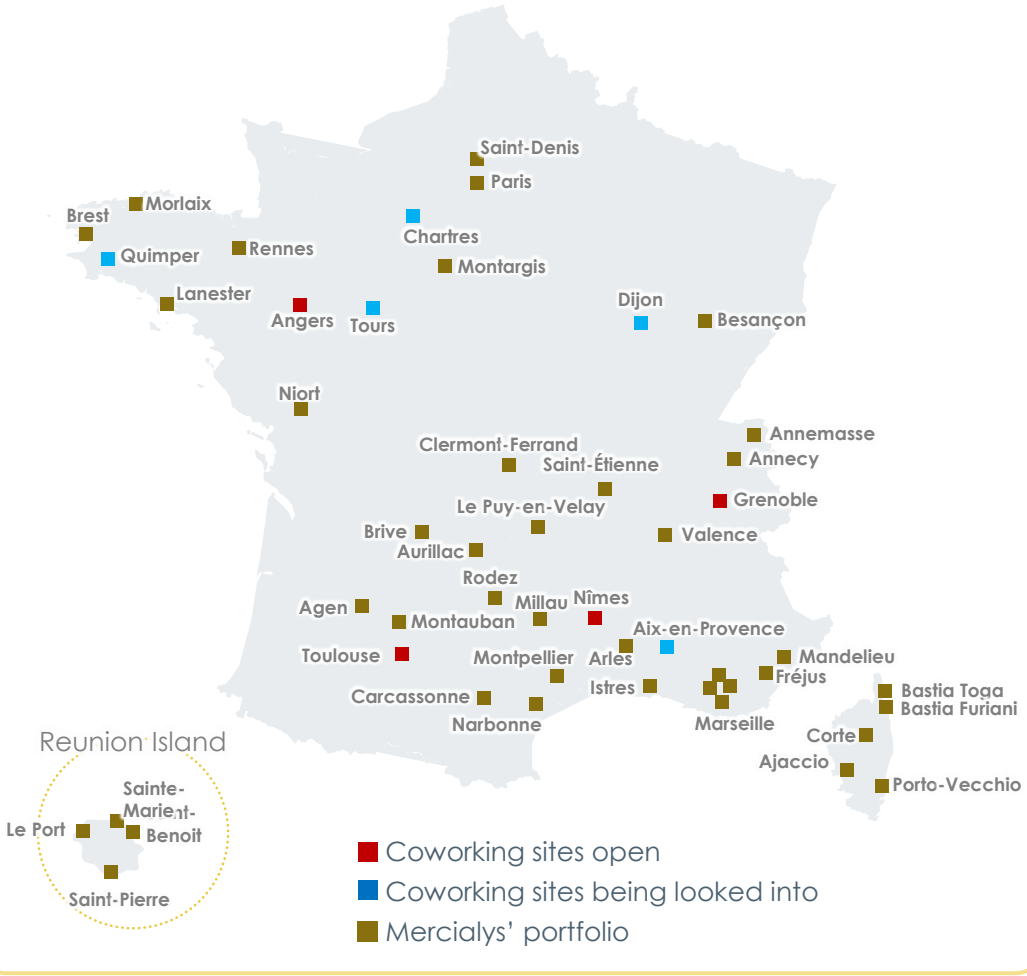
Potential for additional revenues alongside our retail activities

› Targeting **€1.5m of revenues** within 3 years
(objective to transition from €250 of rent/sq.m to €300/sq.m)
› Extensive synergies with operating costs
› Ability to manage third-party sites

Development of dedicated proprietary tools

› Website
› Booking platform
› Shared management system
› Remote access activation system

BREAKDOWN OF MERCIALYS' PORTFOLIO



Mercialys is developing the use of its client data to support retailers and the strong positioning of retail sites

DATA THAT ARE INHERENTLY RICH

- Contact data
- Personal data
- Visit data
- Data on purchases
- Sales data
- Transformation rate
- Occupancy cost ratio
- Open data

DATA THAT ARE RICH THROUGH THEIR LEVELS OF ANALYSIS

- Mercialys' portfolio
- Business sector
- Multiple stores for a retailer
- Shopping center
- Store

Strict compliance with GDPR

CLIENT KNOWLEDGE HARNESSED TO SUPPORT RETAILERS

- Targeted communication actions
- Recommendations for locations
- Comparative performance analysis

OVER THE MEDIUM TERM, MORE EXTENSIVE USE OF DATA

- Pre-sales
- Provision of services
- Data monetization

Expand our last mile service ecosystem, building on the foundations for our initial progress

Mercialys shopping centers need to become, locally, a bridge between physical and digital retail

Develop the product offering available within the last mile, while supporting the development of a more extensive regional network of retailers in order to:

- Enable consumers to buy in-store
- Offer consumers the possibility to collect their online orders in store
- Facilitate the receipt of deliveries that have travelled the shortest distance = ship-from-store from the nearest store

Simplify the ship-from-store process for retailers by:

- Setting up partnerships with ship-from-store transport providers in order to reduce collection costs for retailers
- Creating micro-fulfillment centers in unused spaces in shopping centers, based on direct management or partnerships with last mile logistics operators

Develop service spaces with collection points – conditions for delivery generating traffic and sales for our centers

OBJECTIVE

Support retailers with the development of a more extensive regional network, making it possible to optimize the spaces and their logistics

Significant stakes in terms of bringing retailers on board with a view to developing the Ocitô service and ensuring its profitability

Insights into consumers' needs - Service used in the vast majority of cases by clients from the catchment area

- Primarily through clients' click and collect orders, with the proportion of home delivery requests remaining marginal, with this e-commerce trend corresponding to the fundamentals of physical retail at Mercialys centers, and with a practical aspect encouraging recurrent but short visits
- Orders shipped by post in virtually all cases to destinations outside of the catchment area, enabling retailers to access additional markets

Additional channel for traffic generating sales for national and independent retailers

- The Ocitô platform offers access to e-commerce for independent retailers that have not developed this tool by themselves, but also enables retailers with their own systems in place to access a channel that will generate additional traffic
- Without making the increasingly high investments needed to generate digital traffic, the SEO work carried out for the Ocitô site with the main search engines has enabled our retailers to reach a specific online clientele

2020
Number of sites with the Ocitô service: 24
Number of retailers on the platform: 200

2021
Number of sites with the Ocitô service: 31
Number of retailers on the platform: 308

FACTORS DRIVING THE DEVELOPMENT OF THE OFFERING, WITH AN IMPACT OF +5% TO +10% FOR RETAILER SALES

- As all the centers concerned offer this service, incorporate more retailers, including Casual Leasing vendors
- Significantly enrich the offering by supporting retailers with referencing their products and further improve the site's features
- Facilitate delivery management and costs

FACTORS DRIVING THE DEVELOPMENT OF DEMAND TO INCREASE SITE TRAFFIC AND ORDERS

- Capitalize on the client database to further increase awareness of the Ocitô service
- Facilitate the process for orders
- Make receiving a click and collect order an opportunity for clients to have a positive contact with their shopping center

Pipeline with a strong multi-usage focus alongside constant monitoring of opportunities for acquisitions outside of the current asset portfolio

(€m)	TOTAL INVESTMENT	INVESTMENT STILL TO BE COMMITTED	TARGET NET RENTAL INCOME	TARGET NET YIELD ON COST	COMPLETION DATE
COMMITTED PROJECTS (1)	**19.9**	**18.5**	**0.5**	**na**	**2022 – 2026**
Dining and leisure	2.1	1.2	0.1	6.5%	2022 – 2023
Tertiary activities	17.8	17.3	0.4	na	2026
CONTROLLED PROJECTS	**125.4**	**121.0**	**8.8**	**7.0%**	**2022 – 2025**
Retail	81.1	76.8	5.7	7.0%	2022 – 2025
Dining and leisure	0.1	0.1	0.0	7.0%	2022
Tertiary activities	44.3	44.2	3.1	7.0%	2022 – 2023
IDENTIFIED PROJECTS	**348.4**	**348.4**	**24.4**	**7.0%**	**2023 – 2027**
Retail	102.3	102.3	7.2	7.0%	2024 – 2026
Dining and leisure	35.0	35.0	2.5	7.0%	2025 – 2026
Tertiary activities	211.1	211.1	14.8	7.0%	2023 – 2027
TOTAL PROJECTS (2)	**493.8**	**487.9**	**33.7**	**7.0%**	**2022 – 2027**

In a market that is being restructured, many accretive investment opportunities will also take shape outside of the Company's current scope

(1) In the 2022 pipeline, the investments to be committed, for the dining and leisure segment, correspond to the creation of two restaurants in the parking area at the Angers site and a food court at the Sainte-Marie site on Reunion Island. The tertiary activities primarily include the Saint-Denis mixed-use urban project, north of Paris, with an expected IRR of over 8%, as well as coworking spaces
(2) Excluding the impact of mixed-use high-street projects, which could also generate property development margins

Development opportunities with acquisitions

Shopping center assets

- Increasing Mercialys' national network
- Enhanced pricing power on rents
- Leveraged platform to develop Ocitô, the Coworking activity and Casual Leasing
- Reaching critical mass on the client database

Hypermarkets

- Diversification of the tenant structure for food retail
- Steady rent income
- Potential capacity to restructure hypermarkets using Mercialys' know-how

Retail parks

- Operating know-how of Mercialys' teams
- Part of Mercialys' current client base could be integrated with such assets
- Platform leveraged to develop Ocitô
- Reaching critical mass on the client database

New developments

- Mercialys can participate in public tenders for projects
- The company can use its know-how on mixed-use projects when local authorities plan to redevelop city center or peripheral areas

STRATEGY IN LINE WITH MERCIALYS' MEDIUM-TERM OPERATING OBJECTIVES:

- Steady cash flow profile
- Limited and spread-out development risk
- Reaching critical mass to deploy the use of client knowledge
- Being able to implement new activities for multi-purpose assets and phygital retail

Financial results at end-2021

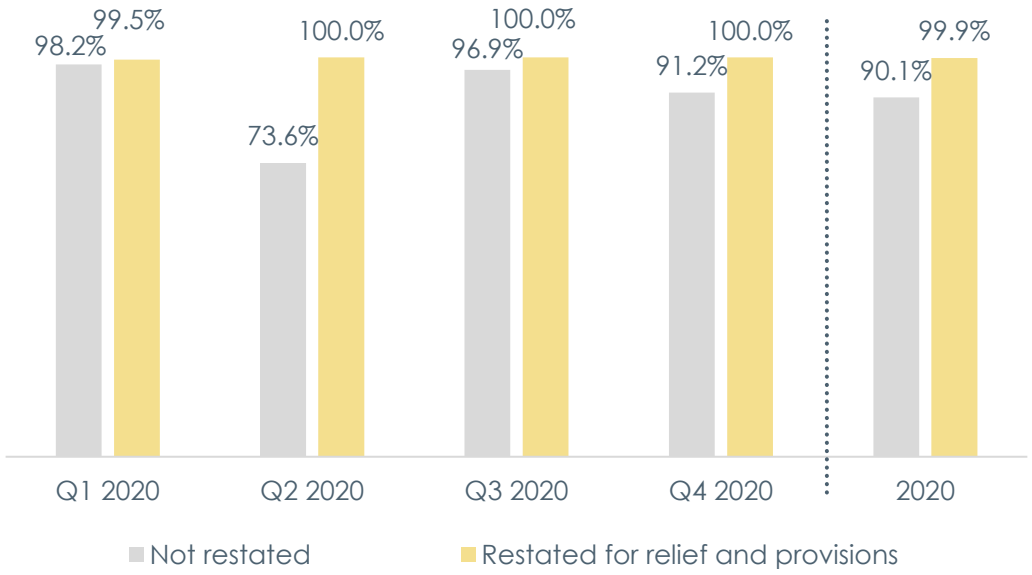
Elizabeth Blaise
Deputy Chief Executive Officer
& Chief Financial Officer

MERCIALYS

Collection rates still lagging behind historical levels, impacted by the delays with government support measures for H1 2021

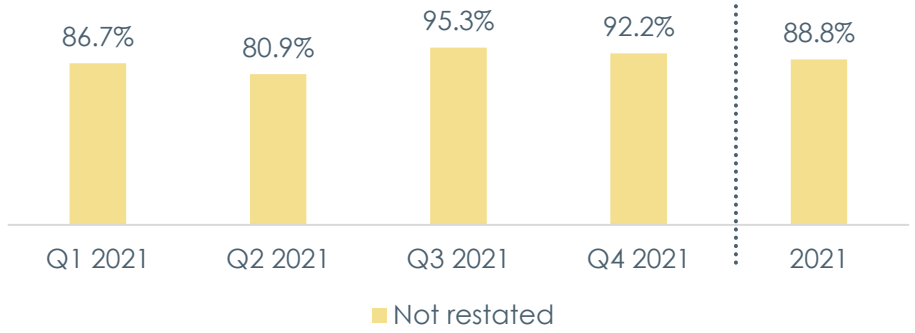
COLLECTION OF RENTS AND CHARGES FOR 2020

(at December 31, 2021)



COLLECTION OF RENTS AND CHARGES FOR 2021

(at December 31, 2021)



Residual arrears

- €7.8m exceptional provision recorded in 2021 to cover possible defaults following the end of public support measures
- Residual risk not covered by the exceptional provision and by the standard provisions for doubtful receivables at Dec. 31, 2021: **€13.1m**
- Additional €4.4m collected for 2021 to date since Dec. 31, 2021, reaching a **collection rate of 91.0%**

€m *(at Dec. 31, 2021)*	**Q1 2021**	**Q2 2021**	**Q3 2021**	**Q4 2021**	**FY 2021**
Residual arrears (excl. provisions)	7.2	9.9	2.5	4.3	24.0

Non-restated ratios: without any adjustment, i.e. calculated on the full amount invoiced for the period

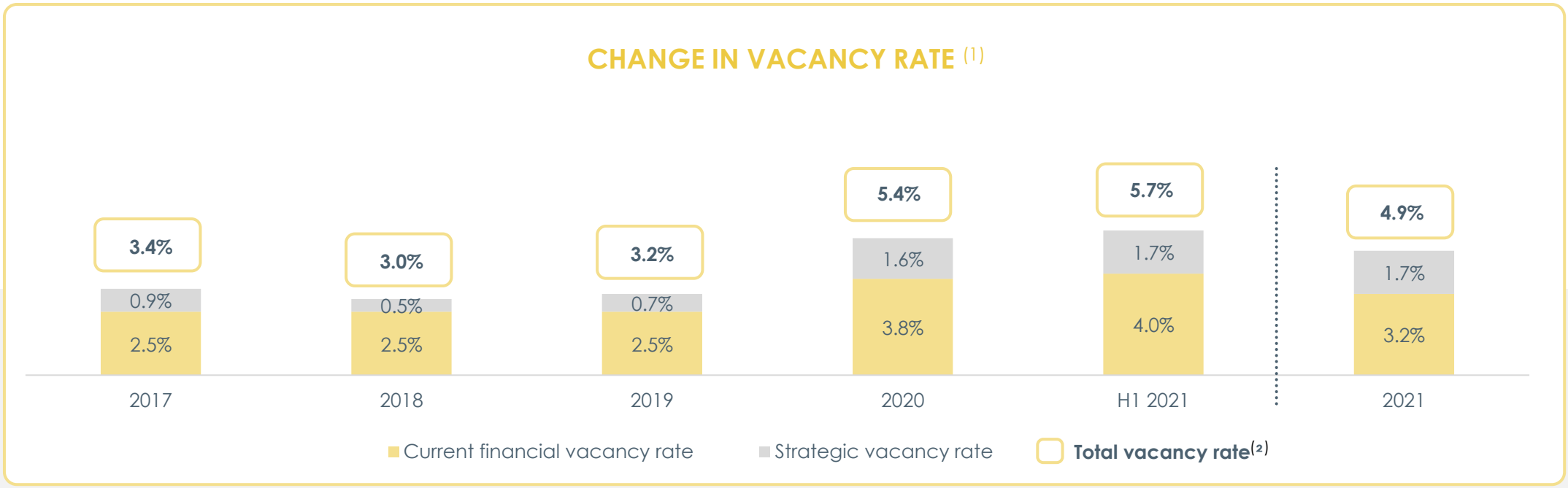
Restated ratios: deducting from arrears the relief granted and to be awarded to retailers as well as provisions for impairment of doubtful receivables

Contrasting impacts of the health crisis in 2021

			EFFECTS RECOGNIZED					
			December 31, 2020		June 30, 2021		December 31, 2021	
IMPACTS	CORRESPONDING PERIOD	PROFIT AND LOSS HEADING	Amount before potential deferral (€m)	P&L (€m)	Amount before potential deferral (€m)	P&L (€m)	Amount before potential deferral (€m)	P&L (€m)
Negotiations finalized	1st lockdown 2020	Invoiced rents	-9.4	-4.1	-1.7	-2.4	-2.0	-3.5
Negotiations finalized associated with the documentation to be received from tenants	2nd lockdown 2020	Invoiced rents	-6.3	-6.3	+0.5	+0.5	+1.1	+1.1
Subtotal			**-15.7**	**-10.4**	**-1.2**	**-2.0**	**-0.9**	**-2.4**
Arrears relating to the 2nd and 3rd quarters of 2020	1st lockdown 2020	Provisions for doubtful receivables	-13.2	-13.2	+5.4	+5.4	+9.2	+9.2
Arrears for November 2020 relating to sit-down restaurants	2nd lockdown 2020	Provisions for doubtful receivables	-0.5	-0.5	+0.5	+0.5	+0.5	+0.5
Subtotal			**-13.7**	**-13.7**	**+5.9**	**+5.9**	**+9.7**	**+9.7**
Tax credit	2nd lockdown 2020	Net rental income	No recognition	No recognition	+0.5	+0.5	+1.4	+1.4
Exceptional provisions	2021	Provisions for doubtful receivables	0.0	0.0	0.0	0.0	-7.8	-7.8
TOTAL			**-29.4**	**-24.1**	**+5.2**	**+4.5**	**+2.4**	**+1.0**

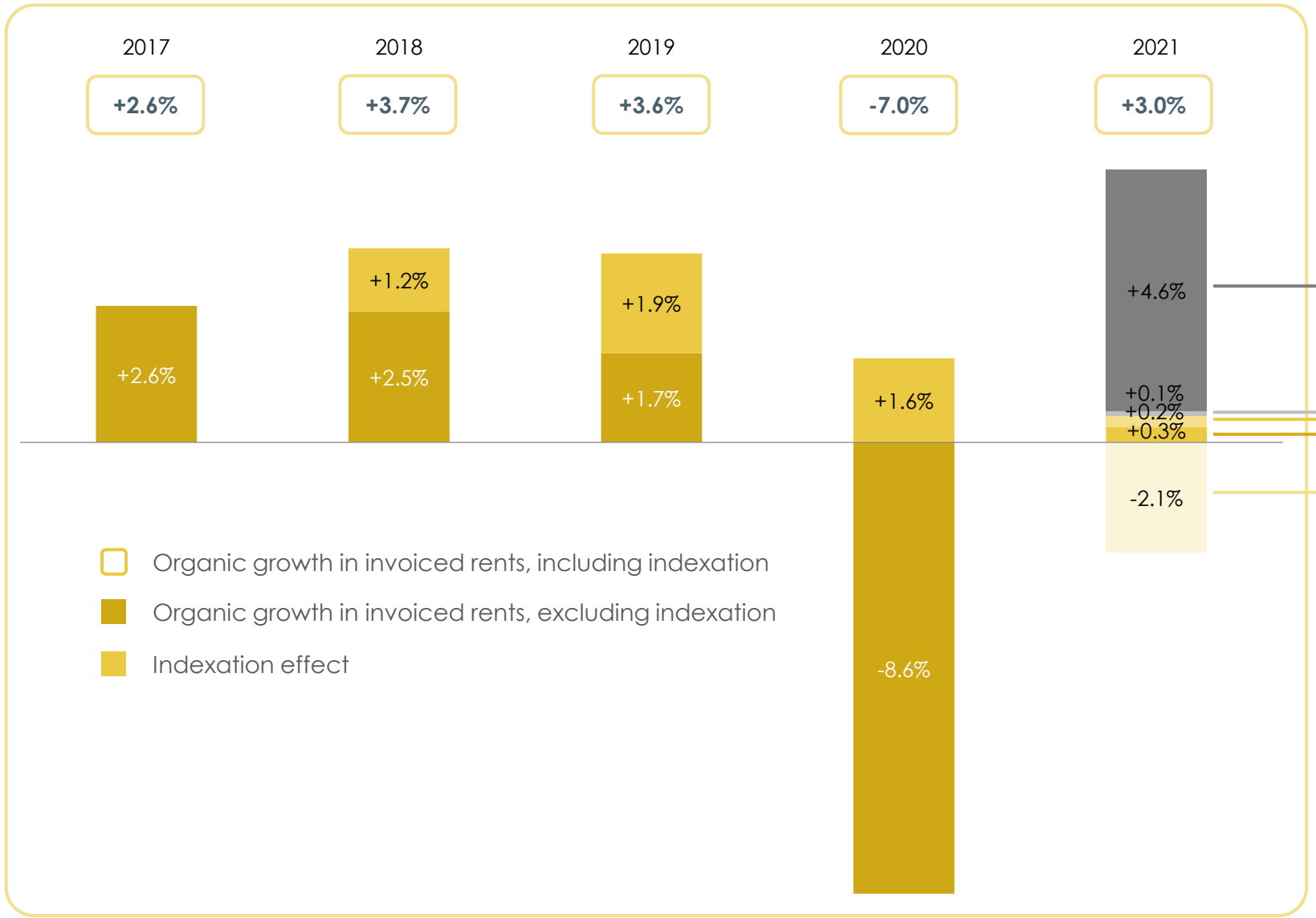
Vacancy levels already on a downward trend

- Buoyant trend for letting activity
- No significant impacts for retailers' network rationalization on Mercialys' portfolio
- Strategic vacancy integrating since H2 2020 the assets acquired to be redeveloped



(1) Mercialys' vacancy rates do not include agreements relating to the Casual Leasing business
(2) In accordance with the EPRA calculation method: rental value of vacant units/(annualized minimum guaranteed rent on occupied units + rental value of vacant units)

Organic growth [1] reflecting significant base effects generated by the health crisis

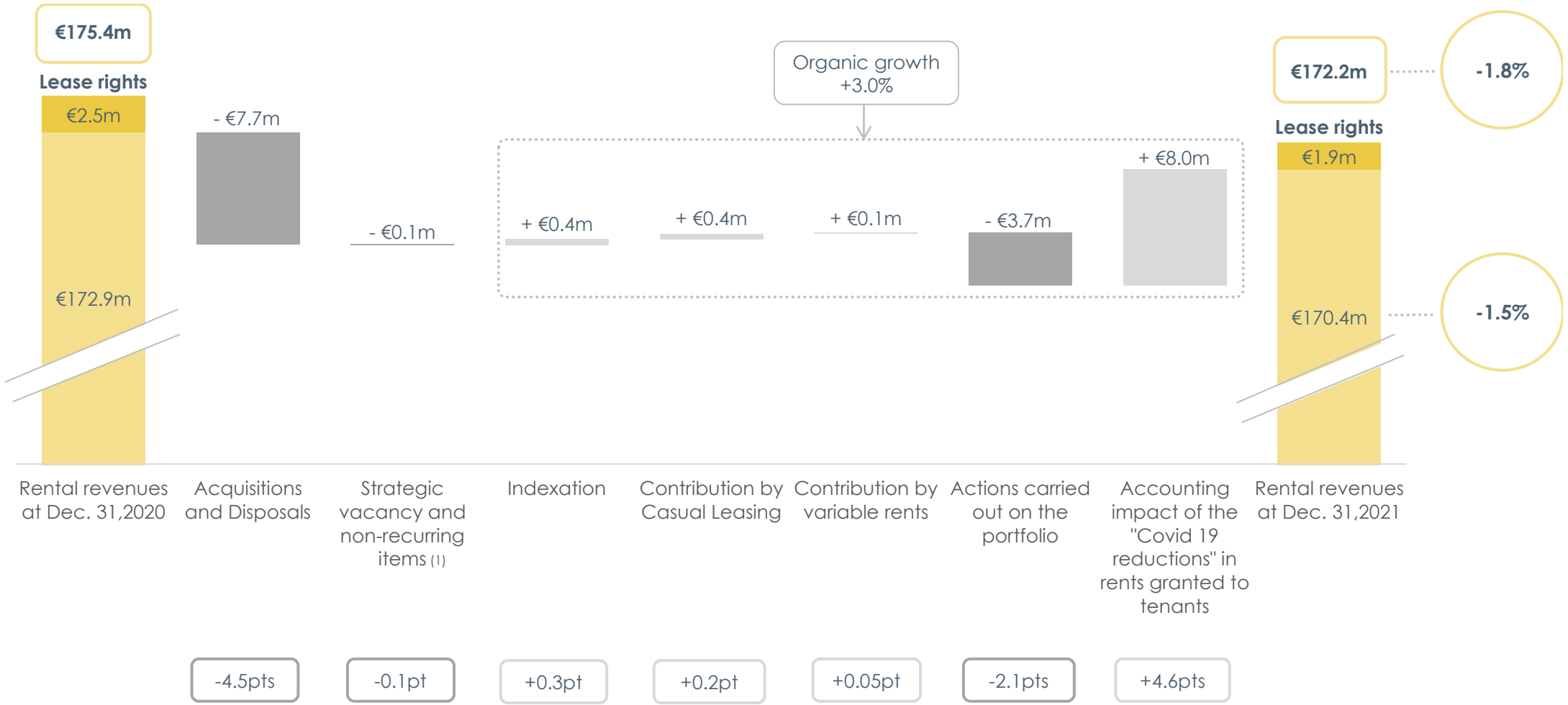


IMPACTS LINKED TO THE HEALTH CRISIS

- Covid-19 impacts linked to the 2020 lockdowns
- Stable level of variable rent
- Increased contribution by Casual Leasing, despite the order to close stores
- Moderate impact of indexation
- Actions carried out on the portfolio, including the deferral of rental measures resulting from the lockdown

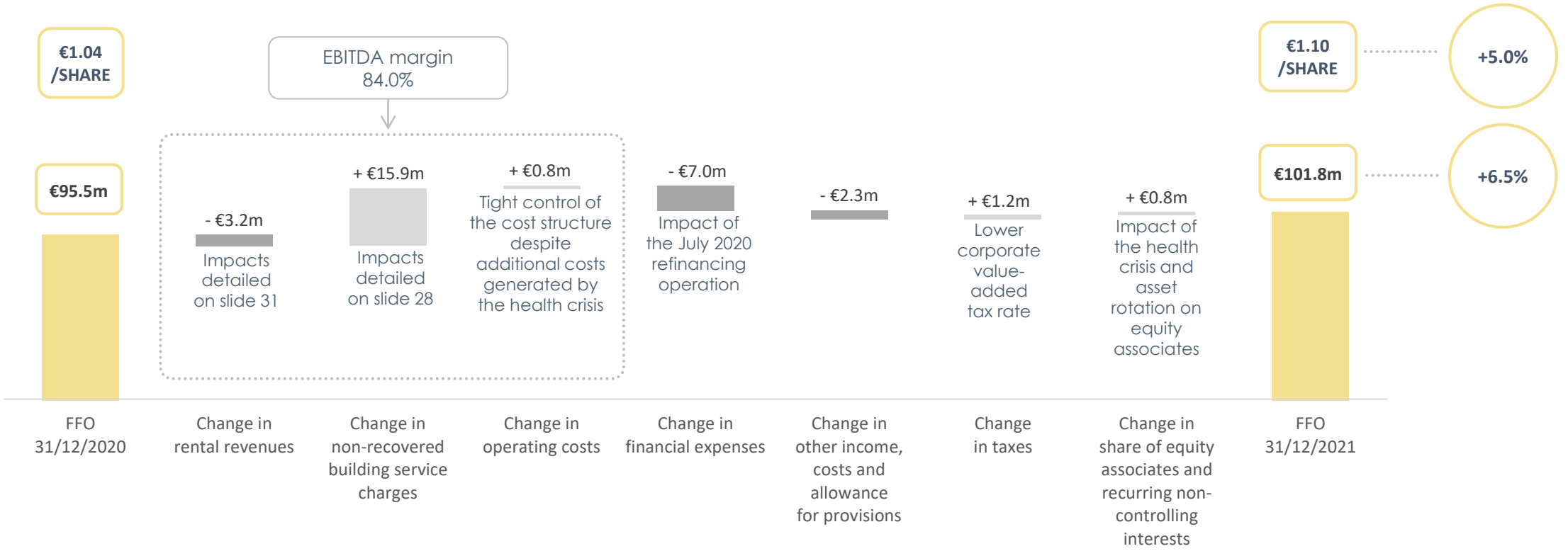
(1) Assets enter the like-for-like scope used to calculate organic growth once they have been held for 12 months

Rental revenues down -1.8%



(1) Linked to the development program – units left vacant to facilitate future developments

FFO up +6.5% to €101.8m



Successful asset disposal strategy with satisfactory pricing levels

€28.0m of sales concerning various plots and two assets:

› Marseille Canebière Monoprix store

› Carré Duparc retail park in Sainte-Marie (Reunion Island)

€82m of preliminary sales agreements, with 94% no longer subject to conditions precedent to date:

› Annecy

› Saint-Etienne

} 2 hypermarkets illustrating Mercialys' value creation strategy

› Bordeaux Pessac shopping center (held by the OPCI fund UIR2, in which Mercialys has a 20% interest)

› Various geographically dispersed assets

The divestments represent a total volume of **€110m** (including TT)

Overall, the transaction values for Mercialys' sales and preliminary sales agreements (excluding UIR2) came in slightly higher than the end-June 2021 appraisals

€28.0m of asset disposals

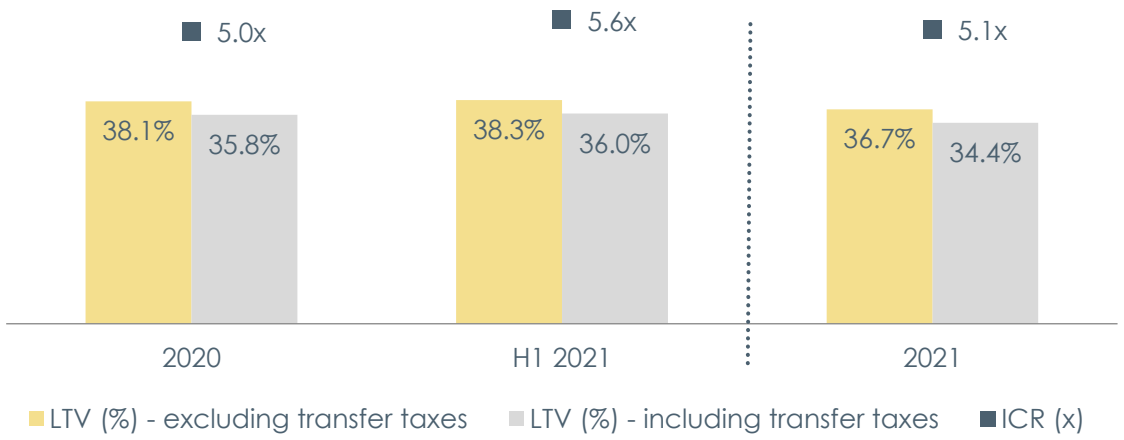
€82.0m of preliminary sales agreements

Sales prices slightly higher than the end-June 2021 appraisal values (1)

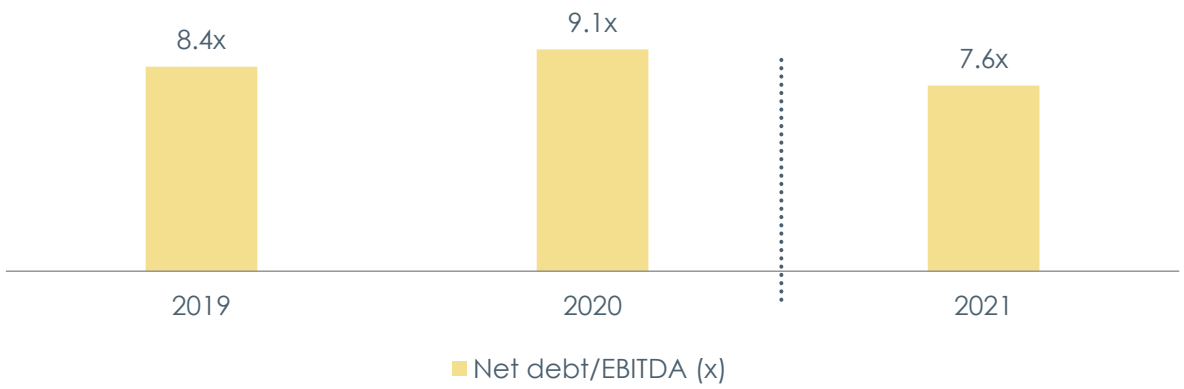
(1) Excluding UIR2

Strong financial structure

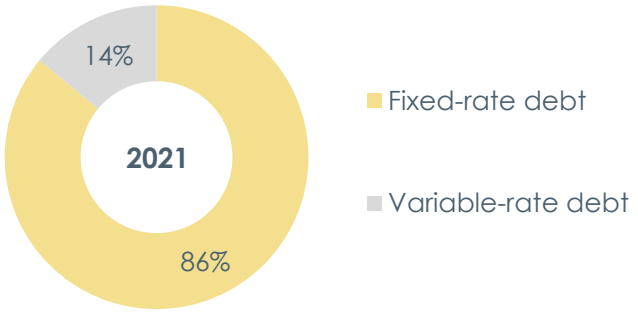
CHANGE IN LTV AND ICR

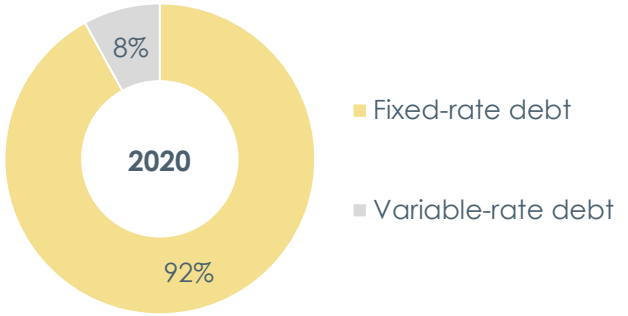


CHANGE IN NET DEBT TO EBITDA RATIO



DEBT: FIXED VS. FLOATING RATE EXPOSURE (1)





(1) Including commercial paper program

Strong level of liquidity

Drawn debt: €1,354.5m including:

- **€1,219.5m** of bond debt
- **€135m** of commercial paper

Cash & cash equivalents: €257.1m

Standard & Poor's BBB rating renewed on May 19, 2021

- Outlook upgraded from negative to stable on September 13, 2021

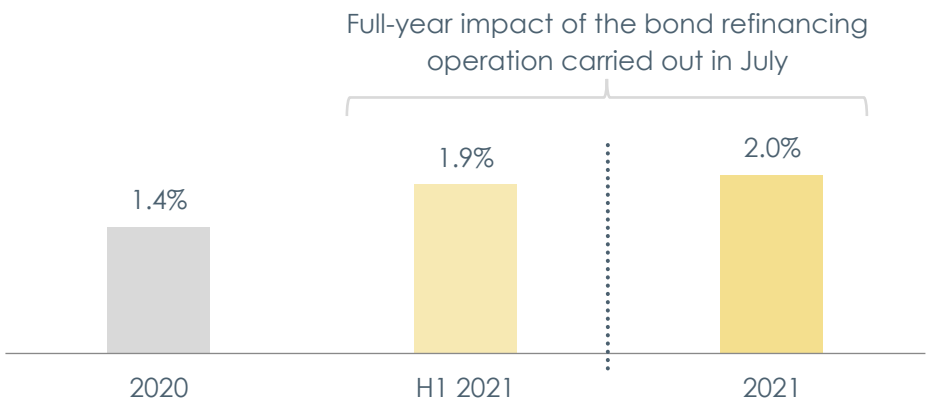
Major overhaul of the liquidity framework for undrawn committed credit lines

- €480m at end-2021 vs. €405m at end-2020, with €110m maturing in 2022
- 4 credit lines, for a combined total of €165m, incorporating ESG criteria since 2021
- Cancellation of the €35m Casino cash advance brought forward to Jan. 2022

Further steps in 2022 to optimize the bond schedule

- In 2022, Mercialys aims to finalize the early refinancing of the bond issue maturing in March 2023, which would require new financing to be issued
- The Company may also begin refinancing other bond maturities, including the July 2020 issue for a nominal total of €300m

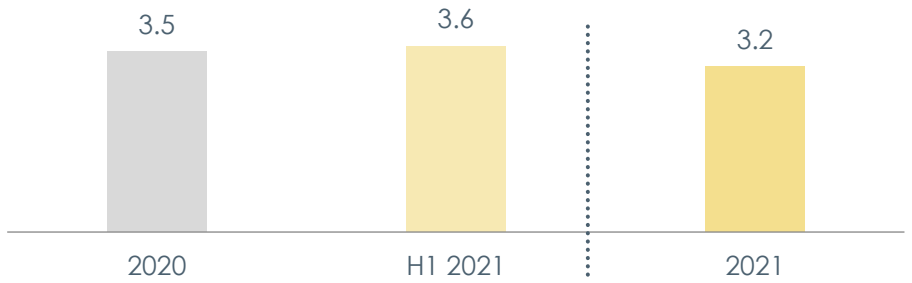
CHANGE IN THE COST OF DRAWN DEBT (1) (2)



(1) Including commercial paper program
(2) This rate does not include the impact of net proceeds / expenses linked to the bond redemption premium, the bond redemption costs, the proceeds from unwinding swaps and the exceptional amortization relating to the partial redemption of the 2023 issue

CHANGE IN DEBT MATURITY (1)

(in years)



(1) Including commercial paper program

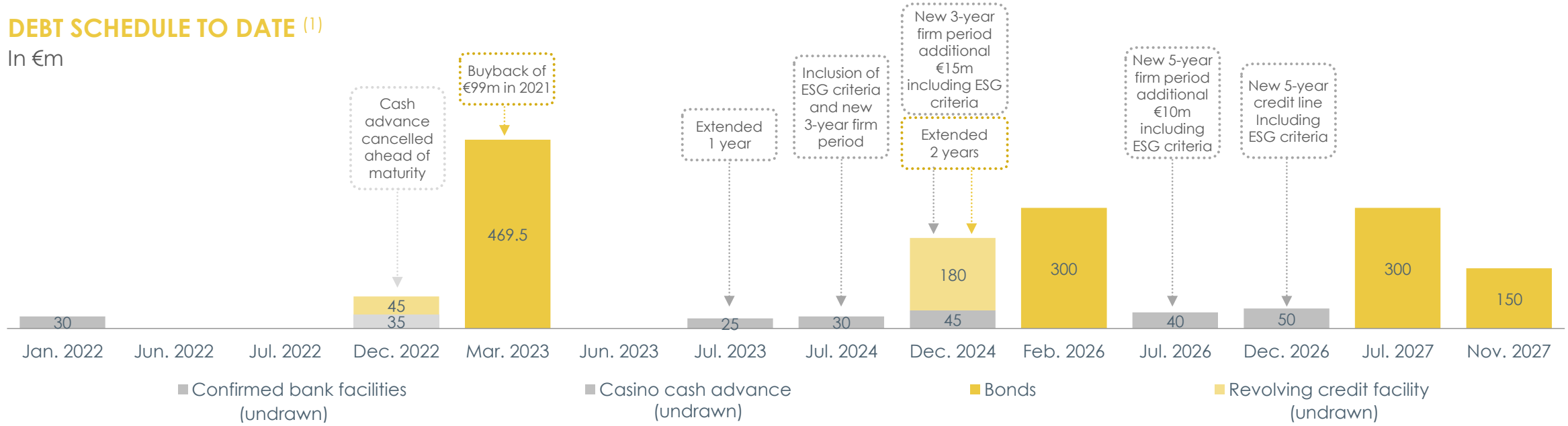
Rolled debt schedule

DEBT SCHEDULE AT END-DECEMBER 2020 (1)

In €m

DEBT SCHEDULE TO DATE (1)

In €m



(1) Excluding commercial paper program

Change in portfolio value at December 31, 2021

Portfolio value at Dec. 31, 2021 : Euro 2,945.1 million excluding transfer taxes

Change in portfolio value excluding transfer taxes	CHANGE ON A LIKE-FOR-LIKE BASIS (1)		
	H1 2021	H2 2021	FY 2021
Of which rent effect	-1.9%	-0.9%	-2.8%
Of which yield effect	-0.4%	+0.1%	-0.2%
Total change in portfolio value	**-2.3%**	**-0.9%**	**-3.1%**

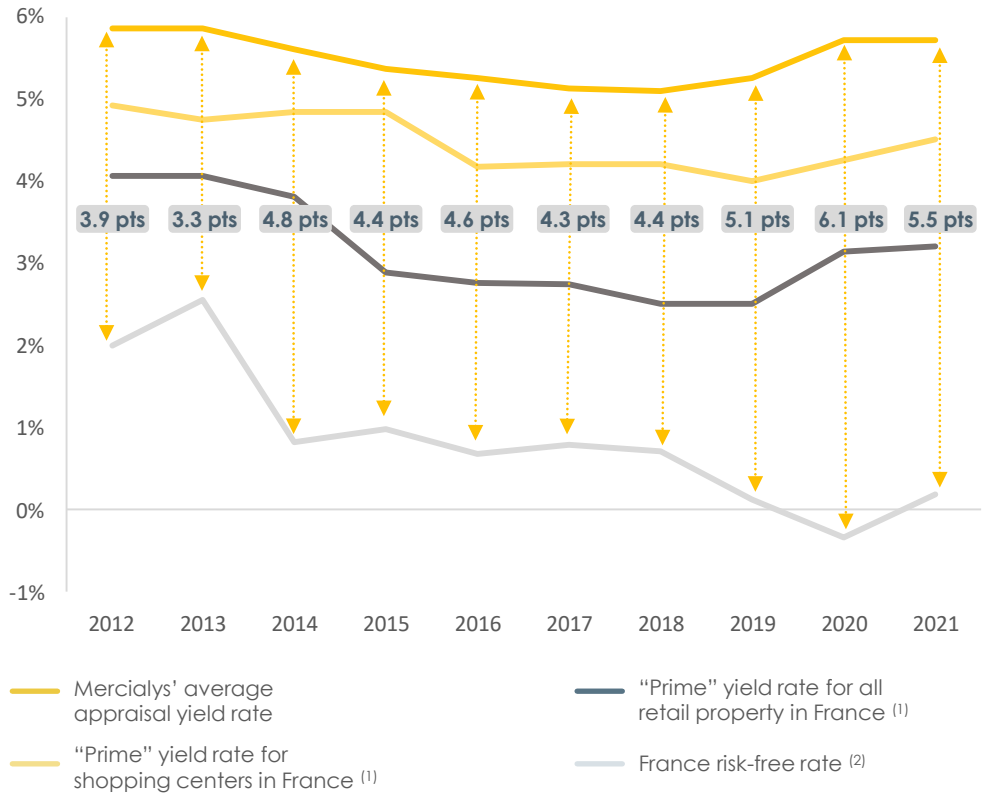
(1) Sites on a constant scope and constant surface area basis

AVERAGE APPRAISAL YIELD RATE	12/2018	06/2019	12/2019	06/2020	12/2020	06/2021	12/2021
	5.10%	**5.20%**	**5.26%**	**5.49%**	**5.72%**	**5.74%**	**5.71%**
Of which regional / large shopping centers	4.93%	5.04%	5.07%	5.32%	5.44%	5.44%	5.43%
Of which neighborhood shopping centers and city-center assets	5.78%	5.84%	6.12%	6.25%	7.31%	7.45%	7.33%

Appraiser assumptions behind portfolio values at end-December 2021

	MERCIALYS
Average annual rent (€/sq.m)	220
Net rental income CAGR (10-year)	2.3% (1)
Average valuation (€/sq.m. excl. transfer taxes)	3,621
Net Initial Yield (EPRA, incl. transfer taxes)	5.24%

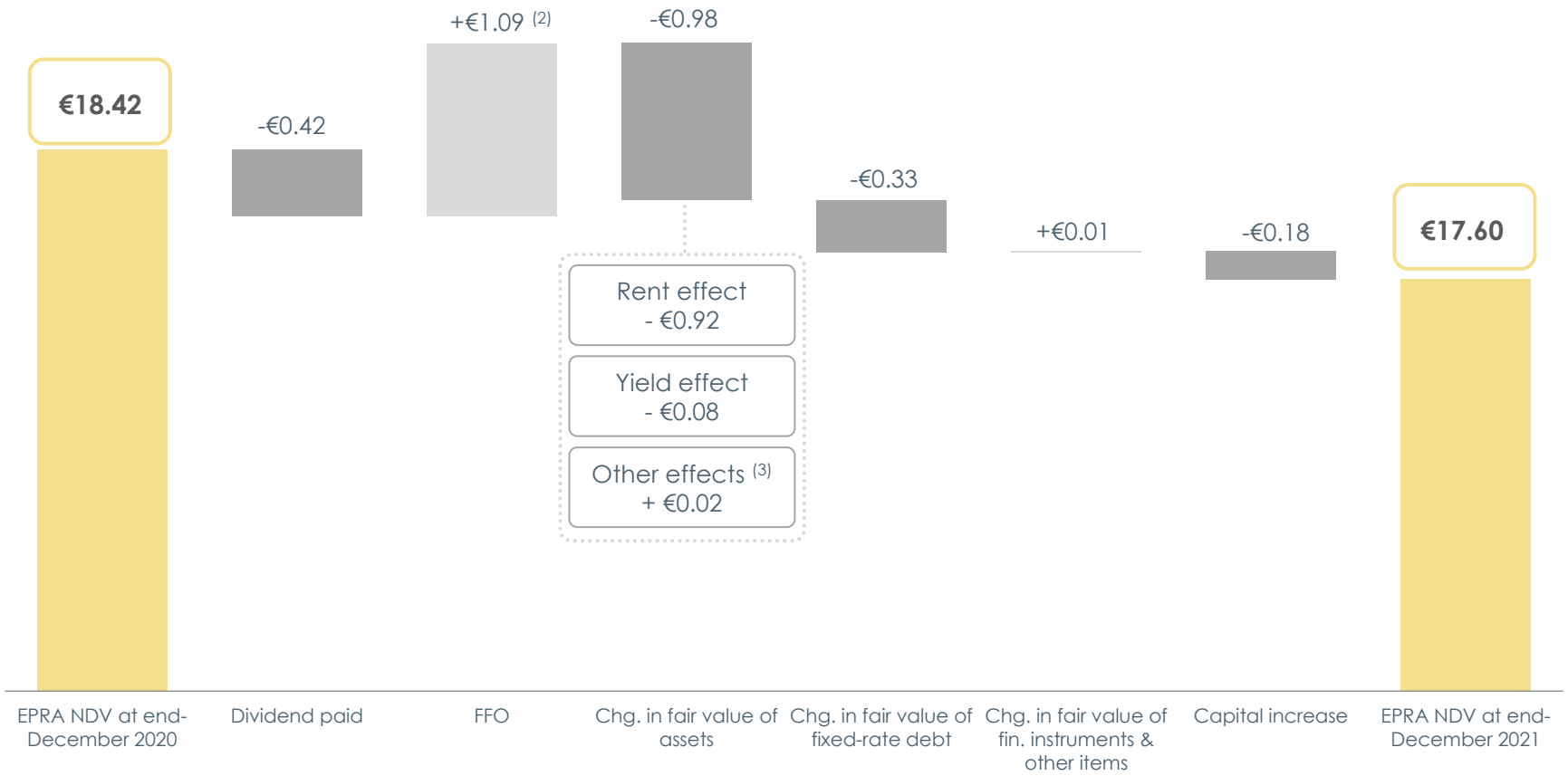
SPREAD BETWEEN RISK-FREE RATE AND MERCIALYS' AVERAGE APPRAISAL YIELD RATE



(1) 2021-2030 CAGR, including indexation, used by Mercialys' main real estate appraiser, BNP Paribas Real Estate, which handles 56% of the Company's asset appraisals

(1) Source: BNP Paribas Real Estate, At a Glance - Investment
(2) Source: Bloomberg

Change in EPRA NDV per share (1)



- €17.60/share
- **Up +2.5%** over 6 months
- **Down -4.5%** over 12 months

EPRA NRV

- €20.51/share
- **Up +1.0%** over 6 months
- **Down -3.2%** over 12 months

EPRA NTA

- €18.39/share
- **Up +0.7%** over 6 months
- **Down -3.4%** over 12 months

(1) Calculation based on the diluted number of shares at the end of the period, in accordance with the EPRA methodology regarding NDV
(2) Calculation based on the diluted number of shares at the end of the period, as this concerns the impact of FFO on the change in NDV per share
(3) Including impact of revaluation of assets outside of organic scope and associates, maintenance capex and capital gains on asset disposals

Conclusion & 2022 objectives

Vincent Ravat
Chief Executive Officer

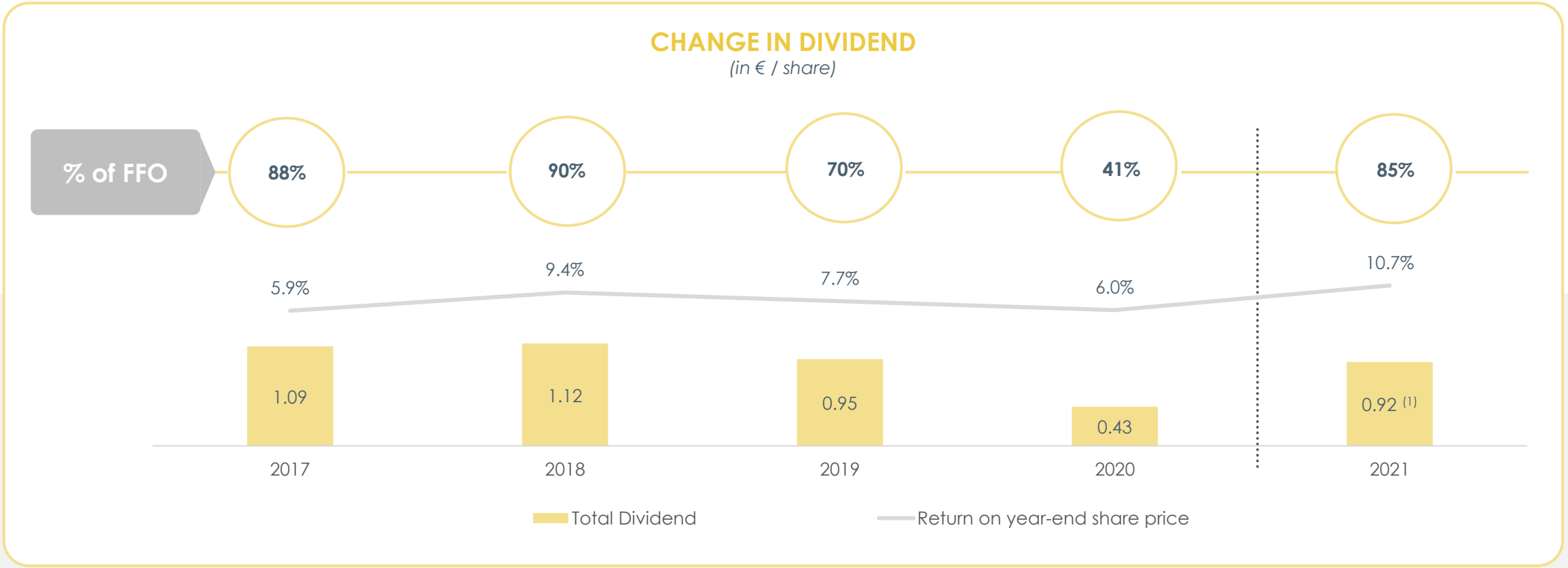
MERCIALYS

Dividend payment

› Mercialys will propose a dividend of **€0.92 / share** at the 2022 General Meeting
Proposed dividend corresponding to **85%** of 2021 FFO

› Ex-dividend date: **May 3, 2022**

› Payment date: **May 5, 2022**



(1) Distribution subject to approval by the General Meeting on April 28, 2022

2022 objectives

excluding the health situation's potential impacts on operations

CHANGE IN FFO PER SHARE

Increase of at least +2% vs. 2021

DIVIDEND POLICY

Dividend ranging from 85% to 95% of 2022 FFO

Appendices

MERCIALYS

Financial calendar

2022

APRIL 20	APRIL 28	JULY 27	JULY 28	OCTOBER 18
Activity at March 31, 2022 *(after market close)*	**2022 Annual Shareholders' Meeting**	**Press release on 2022 half-year results** *(after market close)*	**Conference call on 2022 half-year results**	**Activity at September 30, 2022** *(after market close)*

Company profile

Leading listed French real estate company that is a pure player for shopping centers

› Mercialys' portfolio is focused on large and neighborhood shopping centers that are leaders in their areas

› Assets are concentrated in the most dynamic French regions

Portfolio focused on high-potential assets

› 50 shopping centers [1]

› Leasable area: 811,916 sq.m

› Appraised asset value (including transfer taxes): €3,138.2m at December 31, 2021

€170.4m
Rental revenues

84%
EBITDA margin

€17.60
NDV per share

36.7%
LTV (excluding transfer taxes)

(1) In addition to 3 geographically dispersed assets

Organizational structure

137 employees
at end-December 2021

› All core business functions carried out in-house, excluding specific mandates

› The last support functions still outsourced at end-2021 will be brought back in-house in 2022

Support functions brought back in-house in 2019-2020					
Real Estate Legal (reintegrated at Dec 31, 2019)	Real Estate Development (reintegrated at Dec 31, 2019)	Fund Management (reintegrated at Dec 31, 2019)	IT (reintegrated at Jun 30, 2020)	Real Estate Management Control (reintegrated at Jun 30, 2020)	Human Resources Support (reintegrated at Dec 31, 2020)

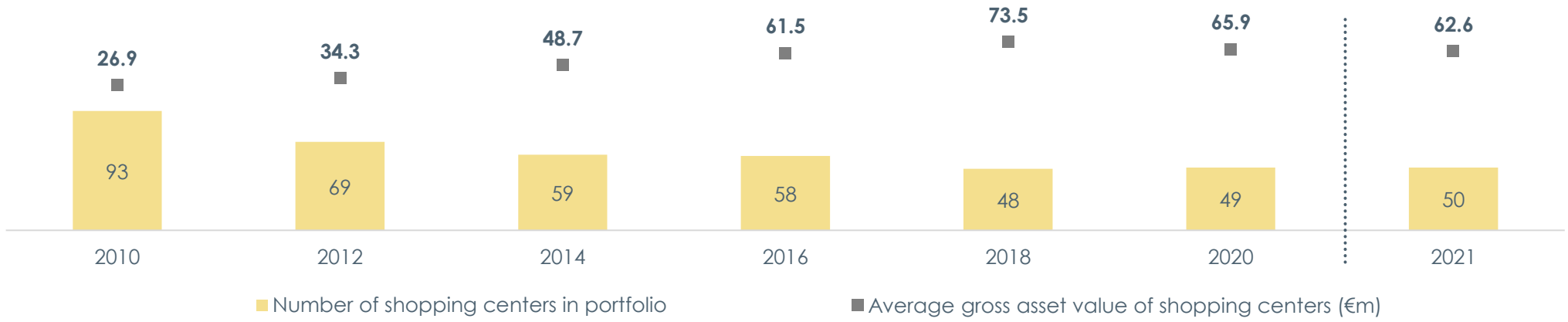
Support functions brought back in-house in 2021	
Corporate Legal (reintegrated at Dec 31, 2021)	Insurance (reintegrated at Dec 31, 2021)

Outsourced functions		
Tax (reintegration underway at Aug. 31, 2022)	Accounting Support (reintegration underway at Aug. 31, 2022)	Corporate Finance (reintegration underway at Aug. 31, 2022)

Specific mandates outsourced	
Technical and Administrative Management (reintegration underway at Dec 31, 2022)	Management of Rent and Arrears (reintegration underway at Dec 31, 2022)

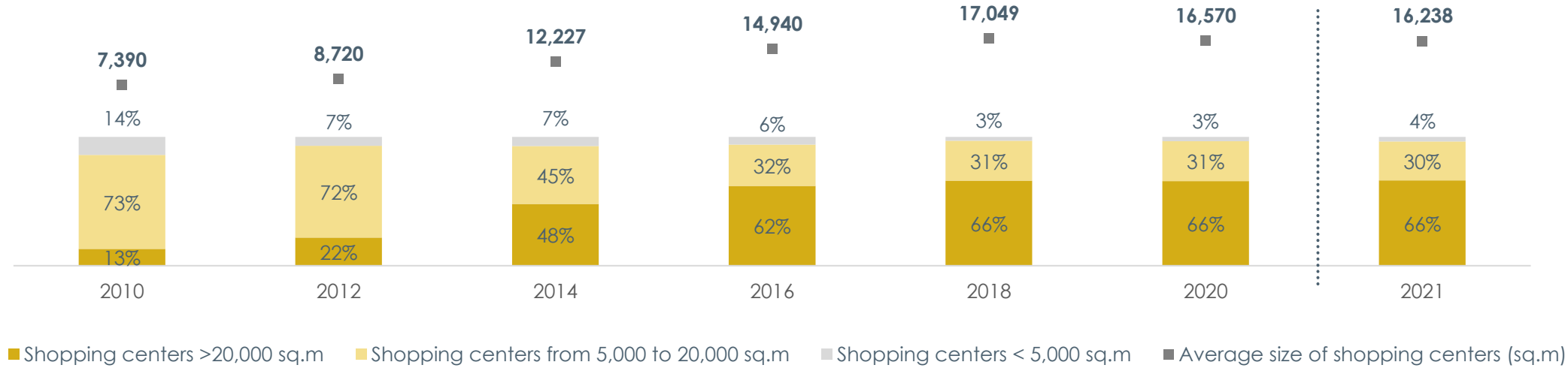
Shopping center portfolio structure

NUMBER OF SHOPPING CENTERS AND AVERAGE VALUE



SHOPPING CENTER BREAKDOWN BY SIZE

(% of portfolio gross asset value including rights at December 31, 2020)



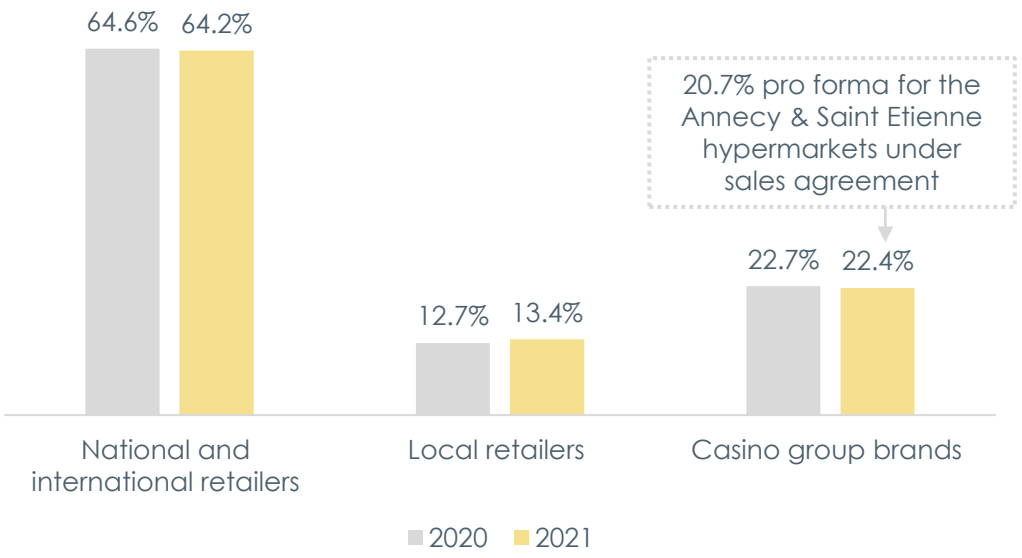
Rental income structure

› **Over 900 retailers and 2,134 leases**

BREAKDOWN OF MERCIALYS' RENTAL INCOME BY TYPE OF RETAILER

CONSOLIDATED VISION

(% of annualized rental income at Dec. 31, 2021 and Dec. 31, 2020)



BREAKDOWN OF MERCIALYS' RENTAL INCOME BY TYPE OF RETAILER

ECONOMIC EXPOSURE

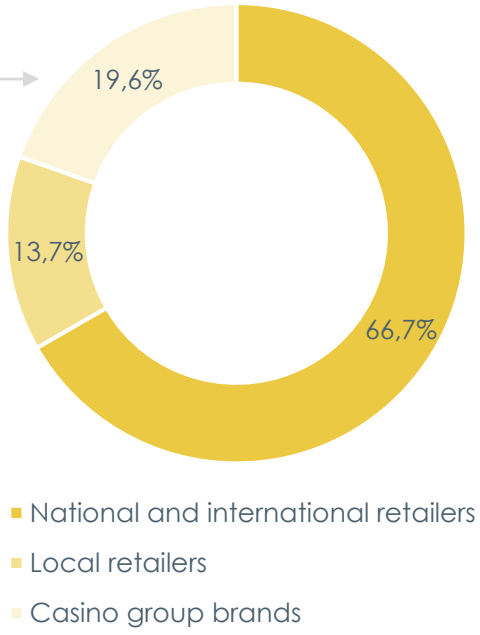
(% of annualized rental income at Dec. 31, 2021)

Actual economic exposure to the Casino group brands

Restated for:

› The 49% held by BNPP REIM France in SAS Hyperthetis Participations and Immosiris (which owns 10 Géant hypermarkets)

› The 25% minority stake held by Mercialys in SCI AMR (which owns 3 Monoprix and 2 Géant hypermarkets)



Rental income structure

CASINO GROUP LEASE SCHEDULE

(main leases: hypermarkets, supermarkets & Monoprix stores)

Site	% held by Mercialys	Type	Lease start date	Lease end date	Lease characteristics
Grenoble	100%	Monoprix	02/2010	02/2022	3 - 6 - 9 - 12 commercial lease
Saint-Étienne [1]	100%	Hypermarket	07/2014	06/2026	3 - 6 - 9 - 12 commercial lease
Quimper	100%	Hypermarket	12/2014	12/2026	3 - 6 - 9 - 12 commercial lease
Annecy [1]	100%	Hypermarket	12/2014	12/2026	3 - 6 - 9 - 12 commercial lease
Aix-en-Provence	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Marseille	100%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Brest	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Nîmes	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Angers	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Lanester	100%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Niort	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Fréjus	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Narbonne	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Istres	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Le Puy	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Clermont-Ferrand	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Annemasse	100%	Hypermarket	12/2015	12/2027	3 - 6 - 9 - 12 commercial lease
Ajaccio	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Corte	60%	Supermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Furiani	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Porto-Vecchio	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Toga	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period

H&M GROUP LEASE SCHEDULE

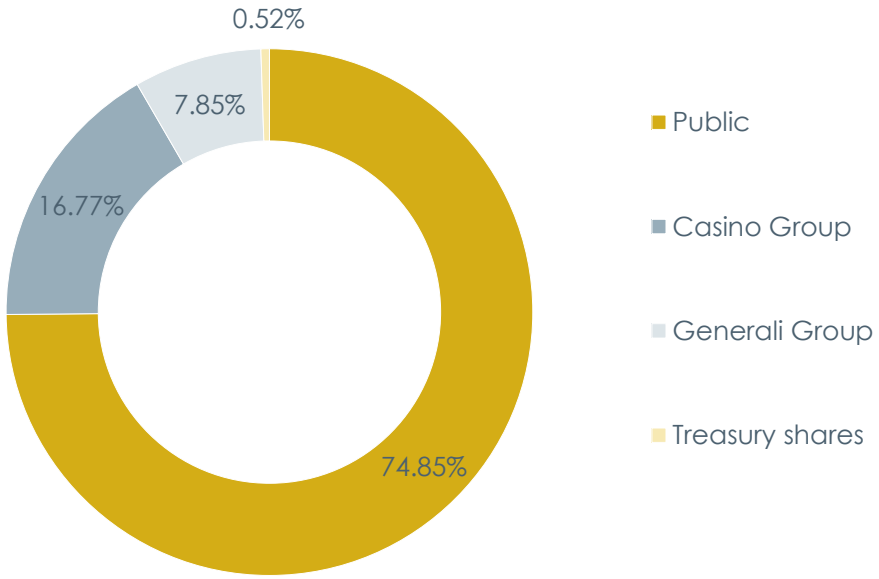
Site	Lease start date	Lease end date	Lease characteristics
Grenoble	05/2010	05/2020	3 - 6 - 9 - 10
Marseille	04/2011	04/2021	3 - 6 - 9 - 10
Angers	07/2011	07/2021	3 - 6 - 9 - 10
Clermont-Ferrand	08/2013	08/2023	3 - 6 - 9 - 10
Mandelieu	01/2016	01/2028	12-year commercial lease, 6-year firm period
Brest	02/2016	02/2028	12-year commercial lease, 6-year firm period
Lanester	07/2016	07/2028	12-year commercial lease, 6-year firm period
Toulouse	07/2016	07/2028	12-year commercial lease, 6-year firm period
Aix-en-Provence	08/2016	08/2028	12-year commercial lease, 6-year firm period
Besançon	12/2016	12/2028	12-year commercial lease, 6-year firm period
Quimper	05/2017	05/2029	3 - 6 - 9 -12
Morlaix	07/2017	07/2029	12-year commercial lease, 6-year firm period
Narbonne	07/2017	07/2029	12-year commercial lease, 6-year firm period
Nîmes	08/2017	07/2029	12-year commercial lease, 6-year firm period

[1] Asset under sales agreement

Shareholding structure

SHAREHOLDING STRUCTURE

(at December 31, 2021)



	December 31, 2019	December 31, 2020	December 31, 2021
Number of shares outstanding at the end of the period	92,049,169	92,049,169	93,886,501
Average number of shares outstanding	92,049,169	92,049,169	93,179,835
Average number of shares (basic)	91,789,610	91,532,357	92,839,729
Average number of shares (diluted)	91,789,610	91,532,357	92,839,729

Mercialys ranked as one of Europe's top performers for its CSR strategy and results

	GRESB	CDP	Gaïa RATING	SUSTAINALYTICS	MSCI	ISS-oekom	GRANDS PRIX DE LA TRANSPARENCE	EPRA EUROPEAN PUBLIC REAL ESTATE ASSOCIATION	MINISTÈRE CHARGÉ DE L'ÉGALITÉ ENTRE LES FEMMES ET LES HOMMES, DE LA DIVERSITÉ ET DE L'ÉGALITÉ DES CHANCES
2021	Score: 89/100 Green Star status	Rating: A A List status maintained	Score: 89/100 #1 in its category Member of the Gaïa index	Score: 9.1	Rating: A	Rating: B- Prime status maintained	Best Universal Registration Document	BPR Gold Award sBPR Gold Award	Score: 85/100 #3 on SBF 120
2020	Score: 85/100[1] Green Star status	Rating: A A List status maintained	Score: 87/100 #1 in its category Member of the Gaïa index	Score: 9.4	Rating: A	Rating: B- Prime status maintained	#1 on SBF 120 Grand Prix "All Categories" Award	BPR Gold Award sBPR Gold Award	#4 on SBF 120
2019	Score: 90/100 Green Star status	Rating: A A List status maintained	Score: 85/100 Member of the Gaïa index	Score: 11.74 [2]	Rating: A	Rating: B- Prime status maintained	Classified out of category Registration Document Award	BPR Gold Award sBPR Gold Award	#4 on SBF 120
2018	Score: 87/100 Green Star status	Rating: A Inclusion in the A List	Score: 82/100 Member of the Gaïa index	-	Rating: BBB	Rating: B- Prime status achieved	#1 on SBF 120 Grand Prix "All Categories" Award	BPR Gold Award sBPR Gold Award	#4 on SBF 120
2017	Score: 84/100 Green Star status achieved	Rating: A-	Score: 79/100 Member of the Gaïa index	-	Rating: A	Rating: C-	#3 on SBF 120 Year's Most Improved Award	BPR Gold Award sBPR Gold Award	#12 on SBF 120

(1) Not comparable due to a change in the assessment methodology
(2) Risk rating : scale from 0 to 100, 0 being the best evaluation

EPRA performance indicators

	DECEMBER 31, 2020	JUNE 30, 2021	DECEMBER 31, 2021
EPRA earnings - € per share	1.04	0.60	1.10
EPRA NRV - € per share	21.18	20.32	20.51
EPRA NTA - € per share	19.04	18.26	18.39
EPRA NDV - € per share	18.42	17.17	17.60
EPRA net initial yield - %	5.28%	5.26%	5.24%
EPRA "topped-up" net initial yield - %	5.33%	5.32%	5.32%
EPRA vacancy rate - %	5.4%	5.7%	4.9%
EPRA cost ratio (including direct vacancy costs) - %	27.0%	11.7%	18.5%
EPRA cost ratio (excluding direct vacancy costs) - %	25.6%	9.8%	16.6%
EPRA capital expenditure - in millions of euros	61.6	6.6	15.9

FFO & EPRA earnings

IN THOUSANDS OF EUROS	DECEMBER 31, 2020	DECEMBER 31, 2021
Invoiced rents	172,911	170,352
Lease rights	2,529	1,879
Rental revenues	**175,440**	**172,232**
Property taxes	-14,248	-13,570
Rebilling to tenants	12,684	11,606
Non-recovered property taxes	**-1,564**	**-1,964**
Service charges	-30,142	-31,690
Rebilling to tenants	25,871	26,870
Non-recovered service charges	**-4,271**	**-4,821**
Management fees	-5,860	-6,306
Rebilling to tenants	4,585	4,183
Losses on and impairment of receivables	-19,694	-2,205
Other expenses	-1,279	-1,076
Net property operating expenses	**-22,248**	**-5,403**
Net rental income	**147,357**	**160,043**
Management, administrative and other activities income	3,035	2,801
Other income and expenses	-6,096	-3,394
Personnel expenses	-13,121	-14,763
EBITDA	**131,174**	**144,687**
Net financial items (excluding non-recurring elements [(1)])	-25,748	-32,755
Reversals of / (allowance for) provisions	1,343	-997
Other operating income and expenses (excluding capital gains on disposals and impairment)	-1,480	-1,419
Tax expense	-2,019	-848
Share of net income from associates and joint ventures (excluding capital gains, amortization and impairment)	2,203	3,583
Non-controlling interests (excluding capital gains, amortization and impairment)	-9,932	-10,498
FFO	**95,541**	**101,754**
FFO per share (based on average diluted number of shares)	1.04	1.10
EPRA EARNINGS	**95,541**	**101,754**

(1) Impact of hedging ineffectiveness, banking default risk, bond redemption premium, bond redemption costs, proceeds from unwinding swaps and exceptional amortization relating to the partial redemption of the 2023 issue

Net income attributable to owners of the parent

IN THOUSANDS OF EUROS	DECEMBER 31, 2020	DECEMBER 31, 2021
FFO	95,541	101,754
Depreciation and amortization	-40,777	-39,157
Other operating income and expenses	34,223	369
Impact of hedging ineffectiveness, banking default risk and partial redemption of the 2023 issue	1,127	-1,080
Share of net income from associates, joint ventures and non-controlling interests (amortization, depreciation and capital gains)	-4,282	296
NET INCOME, ATTRIBUTABLE TO OWNERS OF THE PARENT	**85,833**	**62,183**

Balance sheet

IN THOUSANDS OF EUROS		DECEMBER 31, 2020	DECEMBER 31, 2021
ASSETS	Intangible assets	4,052	5,028
	Property, plant and equipment other than investment property	1,605	6,922
	Investment property	2,050,907	1,935,117
	Right-of-use assets	8,902	8,590
	Investments in associates	38,918	37,907
	Other non-current assets	73,865	50,733
	Deferred tax assets	1,728	1,346
	Non-current assets	**2,179,976**	**2,045,642**
	Trade receivables	38,217	36,865
	Other current assets	40,660	34,595
	Cash and cash equivalents	464,611	257,178
	Investment property held for sale	111	60,086
	Current assets	**543,599**	**388,724**
	TOTAL ASSETS	**2,723,575**	**2,434,366**
EQUITY AND LIABILITIES	Share capital	92,049	93,887
	Additional paid-in capital, treasury shares and other reserves	600,875	649,231
	Equity attributable to owners of the parent	**692,925**	**743,118**
	Non-controlling interests	202,193	202,011
	Equity	**895,118**	**945,129**
	Non-current provisions	1,207	1,008
	Non-current financial liabilities	1,355,914	1,237,701
	Deposits and guarantees	22,295	23,003
	Non-current lease liabilities	8,655	8,353
	Other non-current liabilities	15,311	5,716
	Non-current liabilities	**1,403,381**	**1,275,181**
	Trade payables	15,394	16,477
	Current financial liabilities	348,553	150,144
	Current lease liabilities	985	1,030
	Current provisions	9,942	11,443
	Other current liabilities	50,193	34,826
	Current tax liabilities	9	136
	Current liabilities	**425,076**	**214,056**
	TOTAL EQUITY AND LIABILITIES	**2,723,575**	**2,434,366**

Breakdown of assets

Average appraisal yield rate: 5.71% at December 31, 2021

TYPE OF PROPERTY	NUMBER OF ASSETS AT DECEMBER 31, 2021	APPRAISAL VALUE (EXCL. TRANSFER TAXES) AT DECEMBER 31, 2021		APPRAISAL VALUE (INCL. TRANSFER TAXES) AT DECEMBER 31, 2021		GROSS LEASABLE AREA AT DECEMBER 31, 2021		APPRAISED NET RENTAL INCOME	
		In €m	%	In €m	%	Sq.m	%	In €m	%
Regional / large shopping centers	25	2,499.7	84.9%	2,662.1	84.8%	640,783	78.8%	144.6	80.7%
Neighborhood shopping centers	25	437.4	14.9%	467.6	14.9%	171,133	21.0%	34.3	19.1%
Sub-total	**50**	**2,937.1**	**99.7%**	**3,129.7**	**99.7%**	**811,916**	**99.8%**	**178.9**	**99.8%**
Other sites	3	8.0	0.3%	8.5	0.3%	1,414	0.2%	0.3	0.2%
Total portfolio	**53**	**2,945.1**	**100.0%**	**3,138.2**	**100.0%**	**813,330**	**100.0%**	**179.2**	**100.0%**

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