



Press release

Acquisitions of real estate for 80.4 million euros after execution of sale agreements at the end of 2007

- **Total value¹ of the portfolio held by MRM: more than 450 million euros as of 31/12/2007**

Paris, 10 January 2008: MRM (Euronext code ISIN FR0000060196) has announced today the acquisition of real estate by its subsidiaries, at the end of 2007, for a total amount of 80.4 million euros (excluding transfer duties). These acquisitions were finalised following the announcement, on 9 November 2007, of the reorientation of the Group's activity towards that of a real estate company, and correspond to the execution of sale agreements disclosed on that date. With the completion of these transactions, the value¹ of the assets portfolio exceeded 450 million euros as of 31 December 2007.

These acquisitions cover 4 office and retail properties:

- Two office and business buildings located in Rueil-Malmaison (92) and Puteaux (92), which are 91%-let, with usable floorspace of just over 10,000m² and 408 parking spaces, were acquired for a price of 45.2 million euros (excluding transfer duties).
- Union de Coopératives Agralys sold the Group the buildings (without fixtures and fittings) for 12 shops operated under the Gamm Vert trade name, which are located in the Centre Region of France, and a warehouse located at Mer (41), for an amount of 11.2 million euros (excluding transfer duties). The total usable floorspace is around 22,000m². Two other shops are subject to a sale agreement with a view to an acquisition before 30 June 2008. A partnership that covers the acquisition and development of new garden centres over a period of 5 years, has also been established between MRM and Agralys.

¹ Until the updated figures as of 31/12/2007 are available, the total value of the portfolio is calculated on the basis of expert appraisals as of 31/08/2007, with the exception of the acquisitions completed since this date, which are recognised at their appraisal value dated 31/12/2007.

- The mall section of the Carrefour shopping centre at Ecole-Valentin (25), on the outskirts of Besançon, which has a floorspace of around 3,000m², was acquired for 24 million euros (excluding transfer duties). This shopping centre has building permits for an additional 1,800m² of floorspace.

François Lex, Chairman and CEO of MRM, stated: **“These acquisitions reflect our growth policy for MRM’s office and retail real estate portfolios. With these transactions and the development potential they represent, the Group now has assets with a balanced profile of value-added opportunities and stabilised property, which are particularly adapted to our strategy of combining performance and yield.”**

MRM intends to actively pursue its policy of acquiring office and retail properties by setting up subsidiaries and acquiring companies that hold such assets.

MRM decided to opt for the favourable tax status of a listed real estate investment company (SIIC) as from 1 January 2008.

Participants

Office buildings in Rueil-Malmaison and Puteaux

- Financing: SaarLB
- Advisors to the seller: Flabeau et Catella
- Solicitors: Jean Rebérat, Esq. (Théret Law Offices) and Ronan Bourges, Esq. (Cheuvreux Law Offices)

Garden centre and warehouse real estate

- Financing: SaarLB
- Advisor to the seller: ICADE Conseil
- Advisor to the buyer: Lefèvre Pelletier & Associés
- Solicitors: Didier Lasaygues, Esq. (Lasaygues Law Offices) and Jean-Olivier Quidet, Esq. (Quidet, Le Bourdonnec and Carimalo Law Offices)

Carrefour shopping centre mall at Ecole-Valentin

- Financing: The Royal Bank of Scotland
- Advisor to the seller: SODEC
- Advisor to the buyer: The Retail Consulting Group
- Solicitors: Didier Lasaygues, Esq. (Lasaygues Law Offices) and Philippe Bailly, Esq. (Alcaix Law Offices)

About MRM

A listed mixed real estate company that chose to adopt SIIC status as from 1 January 2008, MRM has a mixed portfolio of office and retail properties balanced between stabilised assets and value-added opportunities. The portfolio contains assets contributed to MRM on 12 December 2007 by Dynamique Bureaux and Commerces Rendement, two investment companies created and managed by CB Richard Ellis Investors, as well as acquisitions made in its own name, via its subsidiaries, since September 2007. MRM, for which the real estate operations are managed by CB Richard Ellis Investors, pursues its acquisitions policy and implements a dynamic strategy to create value and to manage its assets, combining yield and capital growth. MRM is listed in Compartment C of Euronext Paris.

For more information see the website: www.mrminvest.com

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