Press release

2008 results (figures as of 31 December 2008)

- **Current operating income: €18.3 million**
- **Appraisal value[1] of the portfolio: €537.1 million**
- **Liquidation NAV: €20.5 per share, Replacement NAV: €28.5 per share**
- **Adjustment measures in 2009**

Paris, 26 February 2009: MRM (Euronext code ISIN FR0000060196), a mixed real estate company specialising in retail and office property, today announced its results for 2008, its first full year as a listed real estate investment company (SIIC).

At the end of 2008, the appraisal value of MRM's property portfolio was €537.1 million, with office properties, mainly in the Ile-de-France region, accounting for 57% and retail properties in the Ile-de France region and the provinces accounting for 43%. Stabilised assets accounted for 61% of the portfolio and assets with value-added opportunities 39%.

Appraisal value (excl. transfer taxes) in million euros as of 31.12.2008	**Offices**	**Retail property**	**Total MRM**
Stabilised assets	202.6	123.8	**326.4**
Value-added opportunities	101.3	109.4	**210.7**
Total MRM	**303.9**	**233.2**	**537.1**

[1] Appraisal value excluding transfer taxes as of 31 December 2008 was established by two independent appraisers, Catella (offices) and Savills (retail)

The property portfolio as a whole represents a total area of 215,941 sqm, comprising 108,231 sqm of offices and 107,710 sqm of retail property.

Activity

Office portfolio

As of 31 December 2008, the occupancy rate of stabilised offices was 98%. The portfolio generates net annualised rental income[2] of €14.4 million as of 1 January 2009, up 10.0% compared with 1 January 2008. However, one of the two Cap Cergy buildings located in Cergy-Pontoise, representing €1.3 million of this total, was vacated in February 2009. The upgrading of the adjoining building, with an area of around 7,100 sqm, was completed in 2008, allowing for the start of marketing jointly the two buildings (13,500 sqm).

Offices with value-added opportunities are 26% occupied and represented net annualised rental income of €2.0 million as of 1 January 2009. In 2008, the Group continued with its repositioning programmes:

. The definitive building permit was obtained for the renovation of the "Le Charlebourg" building in La Garenne-Colombes, with an area of 10,700 sqm;
. Concerning the 10,600 sqm business complex owned by MRM in Velizy, key stages have been completed in the redevelopment of one of the four buildings and the creation of a 2,500 sqm mid-size store. A lease has been signed with Habitat and the administrative authorisations, building permit and retail equipment authorisation, have been obtained and are definitive.
. After obtaining co-ownership agreements, an application was made in December 2008 for the building permit required for the development programme relating to the 7,800 sqm "La Croix de Chavaux" building in Montreuil.

Total investment in the office portfolio with value-added opportunities came to €12.7 million in 2008.

Over the period, the Group signed a total of 16 leases[3] for office properties representing an annual rental income of €2.4 million, of which €0.8 million will be effective in 2009.

In 2008, MRM acquired a 1,100 sqm office building on Rue de la Bourse in Paris for €6.0 million excluding transfer taxes.

Retail portfolio

As of 31 December 2008, the stabilised retail portfolio had an unchanged occupancy rate of 98% and generates net annualised rental income[2] of €8.8 million as of 1 January 2009, up 16% compared with 1 January 2008.

The occupancy rate of 74% for retail properties with value-added opportunities, as well as the very significant increase in net annualised rental income[2], which stood at €5.3 million as of 1 January 2009 compared with €2.3 million as of 1 January 2008, reflects the considerable progress made in the Group's value-enhancement programmes:

. After the completion of works started in early 2008, the "Marques Avenue A6" shopping centre in Corbeil-Essonnes opened its doors to the public on 22 October 2008 with its 54 stores and four restaurants already let. In addition, thanks to the new provisions of the French law on the

[2] Excluding taxes, charges, rent-free periods and improvements
[3] New leases or lease renewals under revised terms

modernisation of the economy (the "LME" law), seven stores representing an additional retail area of 1,000 sqm are currently in the process of being let.
. The redevelopment and modernisation of the "Les Halles" shopping centre in Amiens took place in 2008 and the newly configured centre was opened in February 2009.
Total investment in retail properties with value-added opportunities came to €25.4 million over the year.

During 2008, 76 retail property leases[3] were signed, representing an annual rental income of €3.9 million.

Acquisitions made over the year, representing a total amount excluding transfer taxes of €11.3 million, concerned two garden centres operated under the Gamm Vert brand and five Pizza Hut restaurants.
In December 2008, MRM signed a preliminary sales agreement for shops on bottom floor of a building located on *Rue du Faubourg Saint-Honoré* in Paris for €13.2 million excluding transfer taxes, i.e. 8% above the appraisal value as of 31 December 2008. The agreement was reiterated on 23 February 2009 for a 1,432 sqm lot, corresponding to €12.3 million. The agreement to sell the remaining 362 sqm lot is yet to be reiterated for €0,9 million.

Change in value of the portfolio

Over the year, the appraisal value of the portfolio increased by €60.2 million from €476.9 million as of 31 December 2007 to €537.1 million as of 31 December 2008. This increase relates partly to investment of €41.6 million in the upgrading of properties and acquisitions carried out over the period, representing a total amount including transfer taxes of €18.7 million. The difference in the value of the portfolio excluding investment and acquisitions is -€0.1 million. This is the result of a net impairment charge of €7.2 million on the stabilised asset portfolio, as the increase in rents was unable to offset fully the impact of the increase in capitalisation rates, as well as a net appreciation of €7.1 million in the value of the portfolio of value-added opportunities, reflecting the solid progress made in redevelopment programmes in 2008.

Net Asset Value and Balance sheet

As of 31 December 2008, the liquidation NAV was €20.5 per share and the replacement NAV was €28.5 per share, down 9.4% and 2.1% respectively compared with 31 December 2007.

Net Asset Value	**31.12.2007**	**31.12.2008**
Liquidation NAV per share	€22.6	**€20.5**
Replacement NAV per share	€29.1	**€28.5**

As of 31 December 2008, the bank debt totalled €398.3 million, equal to 74% of the value of the portfolio. The average margin of debt is 110 basis points (excluding set-up costs). It is 100% hedged by financial instruments such as caps. MRM also benefits from a €54 million, 5% fixed-rate bond issued.

IFRS simplified balance sheet In million euros	**31.12.2007**	**31.12.2008**
Investment properties	476.9	524.3
Assets held-for-sale	0.0	12.8
Current receivables/assets	19.2	19.5
Cash and equivalents	21.7	9.4
Total assets	**517.8**	**566.0**
Equity	79.1	71.3
Issued bonds	54.0	54.0
Bank loans	350.0	398.3
Other debts/liabilities	34.8	42.4
Total equity and liabilities	**517.8**	**566.0**

2008 results

MRM generated consolidated revenues of €28.3 million in 2008[4], with offices accounting for 59% of gross rental income and retail property accounting for 41%. In 2008, net rental income (after non-recovered property expenses) amounted to €24.9 million.

Current operating income (before change in fair value of investment properties) was €18.3 million in 2008. Including a negative change in the fair value of investment properties of €0.1 million, operating income totalled €18.2 million.

2008 was subject to unfavourable interest rates in two respects. The high level of interest rates during the year led to an increase in interest expenses, while the fall in interest rates at the end of the period resulted in a sharp fall in the value of financial instruments as of 31 December 2008.
MRM's total net cost of debt of €22.1 million and other financial expenses of €3.5 million strongly impacted the Group's net income, resulting in a loss of €7.5 million over the full year, or -€2.15 per share.

[4] N.B.: 2007 revenues included MRM's real estate business over just four months, amounting to €7.3 million

IFRS simplified income statement In million euros	2007 published[5]	**2008 Total MRM**	2008 Stabilised portfolio	2008 Portfolio with value-added opportunities
Total gross rental income	7.3	**28.3**	21.5	6.8
. of which Offices	4.0	16.6	13.0	3.6
. of which Retail	3.3	11.7	8.5	3.2
Property expenses	(0.7)	(3.4)	0.0	(3.4)
Net rental income	6.6	**24.9**	21.5	3.4
Operating income and expenses	(4.6)	(6.6)	(4,8)	(1.8)
Current operating income	1.9	**18.3**	16.7	1.6
Change in fair value of investment properties	8.0	(0.1)	(7.2)	7.1
Operating income	9.9	**18.2**	9.5	8.7
Net cost of debt	(6.0)	(22.1)	(16.3)	(5.8)
Other financial expenses	(0.5)	(3.5)	(2.1)	(1.4)
Other non operating income and expenses	8.4[6]	0.0	0.0	0.0
Net income before tax	11.8	**(7.4)**	(8.9)	1.5
Taxes	(0.4)	0.0	0.0	0.0
Consolidated net income	11.4	**(7.5)**	(8.9)	1.5
Earnings per share (in euros)	3.25	**(2.15)**	(2.56)	0.41

Cash flow

Operating activities generated a positive cash flow of €12.3 million in 2008. Investments represented a disbursement of €49.6 million while financing activities led to a positive cash flow of €25.1 million. As a result, the Group's net cash position decreased by €12.2 million from €21.5 million as of 31 December 2007 to €9.4 million as of 31 December 2008.

Recent events and outlook

In keeping with its strategy, MRM ended 2008 with a property portfolio representing a secure revenue base, as well as considerable potential for value creation through redevelopment programmes.

Thanks to their location and the type of property, suited to institutional tenants, MRM's stabilised offices benefit from high quality tenants and 57% of rental income comes from leases secured beyond three years. The retail portfolio is diversified and leases are divided between a large number of tenants. Most of the 220 occupants are national or international retailers, accounting for 83% of rents received.

Furthermore, value-enhancement programmes present potential for significant growth in net annualised rental income. If the plan to invest €67.4 million over three years in value-added opportunities were to go ahead, the annualised rental income, which stood at €7.4 million as of

[5] Includes MRM's new real estate business over four months as of 1 September 2007
[6] Includes €8.4 million corresponding to the accounting treatment of contributions and €0.1 million relating to old activities over eight months

1 January 2009, would be expected to reach €20.4 million after completion of the redevelopment programmes. However, MRM intends to make the most of its flexibility in the continuation and implementation of these programmes over the period from 2009-11.

As for 2009, €17.8 million has been committed for investment programmes. As regards bank commitments, the Group no longer has any credit lines maturing in 2009. In view of these factors as well as the positive cash flow after cost of debt and before capital expenditure foreseen for 2009, MRM's additional financing required for the year is limited to €8 million and currently at an advanced stage of negotiations.

Moreover, MRM has implemented measures to adjust its operations, which consist of:
. focusing investments on existing assets;
. a more selective approach to investments over the next three years, made possible by the €38.9 million not yet committed to date;
. cost revision;
. arbitrage operations, with a target of €120 million for 2009-10 and the first operation taking place in February 2009 (sale of the shops on *Rue du Faubourg Saint Honoré* - see above);
. renegotiation of credit lines maturing in 2010 (the Group has already extended the term of a €29.3 million credit line by one year from 2009 to 2010.

François Lex, Chairman and Chief Executive Officer of MRM, commented: "**Having demonstrated dynamic operating management of our properties in 2008, we are now demonstrating our pro-active approach to dealing with more challenging market conditions. In the current economic climate, our portfolio model constitutes a real advantage and we have been able to define and implement a number of measures to adapt our operations".**

About MRM

A listed real estate investment company, MRM owns a portfolio of office and retail properties balanced between stabilised assets and value-added opportunities. Its portfolio has been built up gradually since the second half of 2007 with the contribution of properties from Dynamique Bureaux and Commerces Rendement, two investment companies created and managed by CB Richard Ellis Investors, and acquisitions carried out directly by its subsidiaries. MRM's real estate operations are managed by CB Richard Ellis Investors. MRM is listed in Compartment C of Euronext Paris (Bloomberg code: MRM:FP – Reuters code: MRM.PA).

For more information:

MRM contacts:

Jacques Blanchard
MRM, Investor Relations
65/67, Av. des Champs-Elysées
75008 Paris
France
T +33 (0)1 58 62 55 47
jblanchard@mrminvest.com

Isabelle Laurent
DDB Financial
55, rue d'Amsterdam
75008 Paris
France
T +33 (0)1 53 32 61 51
isabelle.laurent@ddbfinancial.fr

Website: www.mrminvest.com

Appendices

MRM Portfolio appraisal value (excl. transfer taxes) in million euros	**31.12.2007**	**31.12.2008**
Stabilised offices	200.9	**202.6**
Office value-added opportunities	85.7	**101.3**
Sub-total offices	**286.6**	**303.9**
Stabilised retail properties	112.7	**123.8**
Retail value-added opportunities	77.6	**109.4**
Sub-total retail	**190.3**	**233.2**
MRM portfolio	**476.9**	**537.1**