2015 HALF-YEARLY FINANCIAL REPORT

TRANSFORMATION

ANF IMMOBILIER

SUMMARY

INTERIM FINANCIAL REPORT FOR THE SIX MONTHS ENDED JUNE 30, 2015

Management report

Operations

Consolidated rental income for the first half of 2015 surged by 21% to €23.2 million, compared with the first half of 2014 and was up 1% at constant scope. This growth was mainly fueled by two transactions in the second-half 2014: the acquisition of the Areva building in the Part-Dieu district in Lyon and delivery of the second tranche of the Nautilus building in the Bassins à flot district in Bordeaux. Office leases generated 45% of portfolio rental income, retail accounted for 25% and hotels contributed 11%. Residential accounted for only 16% of gross rental income.

Recurring EBITDA rose by 27% to €16.3 million, primarily due to new acquisitions and deliveries in the commercial real estate sector.

EPRA recurring net income (profit) attributable to equity holders of the parent totaled €6.9 million. Net income (profit) attributable to equity holders of the parent (IFRS) was €8.4 million.

Recurring cash flow was up 24% to €9.4 million or €0.5 per share.

The value of ANF Immobilier's land and property portfolio as of June 30, 2015, as established by two independent property appraisers, amounted to €1,165 million, excluding transfer tax. It rose by 16% compared with June 30, 2014 and by 5% compared with December 31, 2014.

The net asset value calculated according to the EPRA method was €29.2 per share. Restated for the €1.10 per share dividend payment, this amounts to a rise of 2%, primarily due to the positive effect of changes in fair value and the impact of cash flow in the first half.

Development

ANF Immobilier invested €84 million during the first half of 2015: €76 million in new property developments, €5 million in a new acquisition and €3 million in renovation and restructuring of existing property.

Consistent with ANF Immobilier's strategy of focusing on commercial real estate, 73% of investments committed are in offices and 24% in hotels:

- on June 20, 2015, delivery of one of the largest projects in the greater Lyon area comprising 36,600 sq.m. of office space in the Carré de Soie district in Lyon, fully rented to Alstom Transport;
- work to build the new Adecco France headquarters spanning 13,100 sq.m. in the Carré de Soie district started in Lyon, in partnership with Crédit Agricole;
- work continued on two new hotels in the Stade Vélodrome in Marseille, on the B&B hotel in Bègles, in Bobigny and in the Allar green district in Marseille.

ANF Immobilier completed the €4.5 million acquisition of a building adjacent to Areva's headquarters in Lyon. This additional investment was planned in September 2014 and finalized in April 2015.

Blocks 20 and 23 in Marseille constitute the majority of renovation and restructuring work on the existing Haussmannian portfolio.

With respect to the pipeline as of the end of 2014, €84 million in investment relates to 25% of the €330 million remaining to be committed at end-2014. As of June 30, 2015, the total remaining for delivery amounted to €230 million to generate more than €17 million in additional rent. The major item in the pipeline is the Armagnac block comprising 46,600 sq.m. in the heart of the Euratlantique development in Bordeaux, set to be delivered in several stages between 2017 and 2019.

The Company also made a change to its organization in first-half 2015 with the appointment of Executive Board member Ghislaine Seguin as Chief Operating Officer. With 25 years' experience in real estate and working closely with Renaud Haberkorn, Chairman of the Board, her role will involve supporting the real estate company's transformation and major expansion.

Disposals

ANF Immobilier continued its asset disposal program, selling properties in a total amount of €39 million during the half-year. Disposals mainly concerned residential assets in Marseille in the amount of €29 million, and hotel assets totaling €10 million for which agreements to sell had already been signed in December 2014.

After the half-year closing date of June 30, 2015, a sale agreement was signed for the Printemps building located at 34-36-38 rue de la République in Lyon on August 7th.

Property appraisal

The real estate value of ANF Immobilier's portfolio stood at €1,165 million as of June 30, 2015. The real estate market was stable for most asset classes, with interest still being shown in prime assets, in particular commercial properties. However, vacant housing units in Marseille were affected by a decline in asset value due to local market conditions and recent transactions identified by appraisers.

EPRA NAV amounted to €29.2 per share as of June 30, 2015.

Debt

As of June 30, 2015, ANF Immobilier's net debt was €531 million. Current accounts amounted to €58 million. In addition, at the date of the interim financial statements, the Group had over €105 million in undrawn credit facilities available. The Loan To Value ratio was 45.0% as of June 30, 2015, from 47.5% as of December 31, 2014. The cost of debt amounted to 3.3% in the first half. Restated for the temporary impact of pre-hedging instruments contracted prior to refinancing, the cost of recurring debt was 3.0% for the first half.

Outlook

ANF Immobilier's strategy and identity are based on three pillars: investment to support the development of high-potential regional metropolitan areas, increasing the proportion of commercial real estate assets, and an acknowledged ability to act upstream of all its projects as an investor, developer and asset manager.

Following an active investment phase between 2012 and 2014, which has secured new projects totaling €500 million, 80% of which are already leased or pre-leased, ANF Immobilier is concentrating on the development of its investments in 2015 and 2016, by completing and delivering the projects underway.

Once this business plan has been executed, ANF Immobilier will have doubled its rental income, will be focused mainly on commercial property in the heart of large, dynamic regional metropolitan areas, and will have improved its EPRA yield. In the medium term, the real estate company's recurring cash flow will exceed its steadily growing distribution of dividends.

For 2015, ANF Immobilier has revised its annual rental income growth target upwards. It now expects to see annual rental income growth of 15% (compared with 12% previously), as it continues to invest in and promote regional metropolitan areas.

Declaration by management

"To the best of my knowledge, the consolidated financial statements for the six months ended June 30, 2015 have been prepared in accordance with the applicable accounting standards and give a true and fair view of the assets, liabilities and financial position of the ANF Immobilier Group as of June 30, 2015, and of the results of its operations for the period then ended, and the interim management report presents a true and fair view of the information mentioned in Article 222-6 of the AMF General Regulation."

Renaud Haberkorn

Chairman of the Executive Board

CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED JUNE 30, 2015

Consolidated balance sheet

Consolidated balance sheet – Assets

(€ thousands)	Note	06/30/2015	12/31/2014	12/31/2013
Non-current assets				
Investment property	1	1,079,099	1,057,159	932,305
Property, plant and equipment in progress	1	3,500	0	0
Operating properties	1	1,569	1,629	1,752
Intangible assets	1	122	106	117
Property, plant and equipment	1	1,442	1,254	1,408
Non-current financial assets	1	9,306	6,706	4,942
Investments in equity-accounted entities		671	595	163
Financial derivatives	5	597	210	0
Total non-current assets		**1,096,306**	**1,067,660**	**940,687**
Current assets				
Trade receivables		6,335	4,559	3,579
Other receivables		706	4,177	1,712
Prepaid expenses		357	81	98
Cash and cash equivalents	2	13,464	10,352	2,760
Total current assets		**20,863**	**19,169**	**8,149**
Property held for sale	1	82,791	47,562	35,010
TOTAL ASSETS		**1,199,960**	**1,134,391**	**983,846**

Consolidated balance sheet – Equity and liabilities

(€ thousands)	Note	06/30/2015	12/31/2014	12/31/2013
Shareholders' equity				
Capital stock	8	18,351	18,351	17,731
Additional paid-in capital		25,977	25,271	12,486
Treasury shares	4	(23,972)	(23,189)	(18,069)
Hedging reserve on financial instruments		(24,398)	(31,133)	(10,270)
Company reserves		183,790	205,681	224,400
Consolidated reserves		302,534	319,789	290,706
Net income (loss) for the year		8,379	(20,288)	27,999
Total shareholders' equity attributable to equity holders of the parent		**490,662**	**494,481**	**544,985**
Minority interests		10,516	3	0
Total shareholders' equity		**501,178**	**494,484**	**544,986**
Non-current liabilities				
Financial liabilities		586,310	574,762	159,262
Financial derivatives	5	21,903	28,252	0
Provisions for pensions	3	57	57	57
Total non-current liabilities		**608,270**	**603,071**	**159,319**
Current liabilities				
Trade payables		55,540	11,359	8,427
Current financial liabilities		9,183	6,711	235,309
Financial derivatives	5	0	114	20,808
Security deposits		6,333	6,139	3,091
Short-term provisions	3	1,441	1,387	902
Tax and social security liabilities		(2,843)	10,108	5,224
Other liabilities		20,485	698	5,595
Deferred income		372	319	186
Total current liabilities		**90,512**	**36,837**	**279,542**
Liabilities on properties held for sale		0	0	0
TOTAL LIABILITIES		**1,199,960**	**1,134,391**	**983,845**

Consolidated income statement

(€ thousands)	06/30/2015	06/30/2014	06/30/2013
Revenues: rental income	23,238	19,203	17,146
Other operating income	4,973	1,995	1,812
Total operating income	**28,211**	**21,198**	**18,958**
Property expenses	(6,773)	(3,362)	(3,214)
Other operating expenses	(451)	(415)	(256)
Total operating expenses	**(7,224)**	**(3,776)**	**(3,470)**
Gross operating income (loss) from property	**20,988**	**17,422**	**15,488**
Gains (losses) on disposals of assets	335	190	(502)
Gross operating income (loss) from property after disposals	**21,323**	**17,611**	**14,986**
Employee benefits expenses	(3,311)	(3,635)	(3,303)
Other management expenses	(1,760)	(1,630)	(1,333)
Other income and transfers of expenses	262	753	774
Other expenses	(1,209)	(507)	(1,021)
Accumulated depreciation and amortization	(277)	(327)	(263)
Other operating provisions (net of reversals)	(198)	242	660
Net operating income (loss) before changes in fair value of property	**14,830**	**12,508**	**10,500**
Changes in fair value of property	12,641	(18,723)	3,365
Net operating income (loss) after changes in fair value of property	**27,471**	**(6,215)**	**13,865**
Net financial expense	(8,325)	(6,267)	(3,096)
Financial amortization and provisions	82	(21)	0
Gains (losses) on financial instruments	(1)	3,085	576
Share of net income (loss) of equity-accounted entities	(153)	(172)	(89)
Net income (loss) before tax	**19,073**	**(9,589)**	**11,256**
Current taxes	(183)	(4,072)	(490)
Deferred taxes	0	0	0
Net consolidated income (loss)	**18,891**	**(13,661)**	**10,766**
Of which minority interests	10,512	(227)	0
Of which attributable to equity holders of the parent	8,379	(13,434)	10,766
Basic earnings per share	**0.46**	**(0.73)**	**0.61**
Diluted earnings per share	**0.46**	**(0.73)**	**0.61**

Basic earnings per share are calculated on the basis of the weighted average number of common shares.

Consolidated statement of comprehensive income

(€ thousands)	06/30/2015	06/30/2014	06/30/2013
Net consolidated income (loss)	**18,891**	**(13,661)**	**10,766**
Impact from financial instruments	6,735	(10,582)	5,175
Total gains and losses recognized directly in equity	**6,735**	**(10,582)**	**5,175**
Total comprehensive income (loss)	**25,626**	**(24,243)**	**15,941**
Of which minority interests	10,902	(227)	0
Of which attributable to equity holders of the parent	14,724	(24,016)	15,941

Consolidated statement of changes in shareholders' equity

Changes in shareholders' equity	Capital stock	Additional paid-in capital	Treasury shares	Consolidated reserves	Company reserves	Financial instrument reserves	Consolidated net income	Total
Shareholders' equity as of December 31, 2014	**18,352**	**25,271**	**(23,189)**	**319,789**	**205,681**	**(31,133)**	**(20,288)**	**494,483**
Appropriation of net income				(17,399)	(2,890)		20,288	0
Dividends					(19,001)			(19,001)
OPRA								0
Capital increase	(1)	706						705
Treasury shares			(783)					(783)
Changes in fair value of hedging instruments						6,735		6,735
Stock options, warrants, bonus shares				143				143
Other adjustments								0
Net income (loss) for the period (excl. appropriation to reserves)							18,891	18,891
Shareholders' equity as of June 30, 2015	**18,351**	**25,977**	**(23,972)**	**302,534**	**183,790**	**(24,398)**	**18,891**	**501,173**

Changes in shareholders' equity	Capital stock	Additional paid-in capital	Treasury shares	Consolidated reserves	Company reserves	Financial instrument reserves	Consolidated net income	Total
Shareholders' equity as of December 31, 2013	**17,731**	**12,486**	**(18,069)**	**290,706**	**224,400**	**(10,270)**	**27,999**	**544,984**
Appropriation of net income	0	0	0	28,812	(813)	0	(27,999)	0
Dividends	621	12,231	0	0	(17,895)	0	0	(5,044)
OPRA	0	0	0	0	0	0	0	0
Capital increase	0	554	0	0	0	0	0	554
Treasury shares	0	0	(5,120)	0	0	0	0	(5,120)
Changes in fair value of hedging instruments	0	0	0	0	0	(20,863)	0	(20,863)
Stock options, warrants, bonus shares	0	0	0	271	0	0	0	271
Other adjustments	0	0	0	0	(11)	0	0	(11)
Net income (loss) for the period (excl. appropriation to reserves)	0	0	0	0	0	0	(20,288)	(20,288)
Shareholders' equity as of December 31, 2014	**18,352**	**25,271**	**(23,189)**	**319,789**	**205,681**	**(31,133)**	**(20,288)**	**494,483**

Consolidated statement of cash flows

(€ thousands)	**06/30/2015**	**12/31/2014**	**12/31/2013**
Cash flows from operating activities			
Net income (loss)	**18,891**	**(20,507)**	**27,999**
Depreciation allowances & provisions	249	1,216	6
Gains (losses) on disposals of assets	(335)	(214)	1,544
Changes in value of properties	(12,641)	29,382	(16,838)
Changes in fair value of financial instruments	(114)	(13,515)	(11,184)
(Income) expenses related to share-based payment plans	143	271	368
Taxes and expenses related to dividends	183	2,903	0
Operating cash flows before changes in working capital requirements	**6,376**	**(465)**	**1,895**
Changes in working capital requirements			
Operating receivables	1,438	(3,349)	87
Operating liabilities excluding SIIC option liabilities	(16,506)	(1,721)	(11,016)
Net cash provide by (used in) operating activities	**(8,692)**	**(5,535)**	**(9,034)**
Cash flows from investing activities			
Acquisition of non-current assets	(38,543)	(190,416)	(88,056)
Disposal of property	39,179	31,448	23,055
Payment of exit tax	0	0	0
Changes in non-current financial assets	(2,594)	(2,295)	4,043
Cash flows from investing activities	**(1,958)**	**(161,263)**	**(60,959)**
Cash flows from financing activities			
Dividends paid	0	(5,044)	(17,392)
Changes in capital stock	705	554	0
Taxes and expenses related to distribution	(183)	(2,903)	(5,656)
Purchase of treasury shares	(783)	(5,120)	(6,971)
Proceeds from new loans and other borrowings	20,590	510,249	107,810
Repayments of loans and other borrowings	(6,625)	(323,104)	(27,708)
Net cash provided by (used in) financing activities	**13,704**	**174,632**	**50,083**
Net increase (decrease) in cash and cash equivalents	**3,054**	**7,834**	**(19,910)**
Cash and cash equivalents at beginning of period	9,897	2,062	21,972
Cash and cash equivalents at end of period	13,249	9,897	2,062

Notes to the consolidated financial statements

Detailed summary

Significant events of the semester

Investments

City-center portfolio

Work performed on, and investments in city-center real estate assets amounted to €2.7 million, mainly accounted for by the completion of the renovation project for Block 20 and various other projects in Marseille.

In Lyon, the Company continued to develop the Banque de France project and invested close to €2 million.

SCI Silky Way

Also in Lyon, ANF Immobilier continued its joint investment in a 36,000 sq.m. office building, which was handed over on June 30, 2015, representing €43.5 million in the first half of 2015. The entire building is leased to Alstom Transport for a non-cancelable 12-year term.

SCI New Way

The Company embarked on a joint investment in a 13,000 sq.m. office building in April, 2015. This investment represented €9.2 million in the first half, for a total investment of €33 million. The building is fully leased off-plan to Adecco France.

SCI ANF Immobilier Hôtels

ANF Immobilier continued its joint investments in a B&B hotel in Bègles, in the two future hotels in the Stade Vélodrome in Marseille, and in a B&B hotel in the Allar green district in Marseille. It also launched a new investment in a B&B hotel in Bobigny. These investments represented a total of €20.1 million in the first half of 2015.

SCI Lafayette and Stratège

Having acquired the Areva headquarters in Lyon, ANF Immobilier agreed a deal with a new partner in these two companies, one of which acquired a small adjacent building for €4.5 million.

Disposals

ANF Immobilier disposed of various properties in Marseille and Lyon and of various hotel properties.

In Lyon, ANF Immobilier sold a number of lots in its buildings at 2, 3, and 4 rue de la République for a little over €1 million.

In Marseille, the Company completed the disposal of blocks 18 and 23 on rue de la République for €27.4 million and continued sales by lot in the city-center Pavillon Vacon block for a little over €1 million.

Finally, as regards its hotel properties, ANF Immobilier sold three B&B hotels to Foncière des Murs for a sale price of €9.8 million. These hotels had been subject to a sale agreement since November 2012.

Operations

Rental income amounted to €23.2 million.

Growth in rental income on property assets was 21%. It breaks down as 24.3% for acquisitions and 1.2% in organic growth, with a 4.7% negative impact from disposals.

EBITDA was €15.4 million, an increase of 19.5%. Recurring EBITDA totaled €16.3 million, an increase of 26.6%.

After deducting net financial expenses, current cash flow was €7.1 million, and recurring net cash was €9.4 million.

Property appraisal

A strong appetite in the market for commercial real estate benefited ANF Immobilier's portfolio in first-half 2015, reflected in the slight compression of yields on assets. In Marseille, appraisers noted a decline in comparison metric values for the residential property portfolio.

The change in the fair value of properties was positive at €12.6 million due primarily to the factors mentioned above, as well as the switch to fair value measurement of the asset under construction for the new Adecco headquarters in Lyon (positive impact of €10.1 million).

Financing

The amount of undrawn credit lines was €105.2 million.

The IFRS average cost of debt was 2.85%. Gross debt was €544.1 million; no significant repayments are due before May 2021. The LTV ratio stood at 45.0%.

In May 2014, ANF Immobilier refinanced its main credit line, which would have expired in June 2014, and consolidated two other lines of credit for an amount of €340 million. The new seven-year loan is a mortgage and provides an additional €60 million to help the Company develop in the medium term.

The rest of ANF Immobilier's debt comes from special credit lines put in place as part of its new partnerships and developments with a 50% or less Loan to Value ratio, as well as from related current accounts in the amount of €58.1 million.

Events after the reporting period

On August 7, 2015, ANF Immobilier signed a sale agreement concerning assets currently let to Printemps and an additional adjacent mixed use asset in Lyon. More precisely, the buildings are located Place de la République in Lyon and represent a total of 13 000 m² including 11 000 m² rented by Printemps.

The definitive sale (to a major real estate player) should occur at the end of November 2015. The transaction will produce a +€0.4 per share increase impacting the EPRA Net Asset Value of the company.

Adjusted for the disposal, the EPRA Net Asset Value at the end of june 2015, would amount to €29.6 per share instead of €29.2 per share.

Change in accounting policies

All accounting policies and methods used for the fiscal year are identical to those used for the two previous years. They are described in detail in the financial statements published for the year ended December 31, 2014. Only specific cases and information requiring an update are given in the Note "Basis of consolidation".

The new standards and interpretations applicable from January 1, 2015 did not have a material impact on ANF Immobilier's consolidated financial statements. The consequences of the new standards IFRIC 21 are described in the Note "Basis of consolidation".

Basis of consolidation

Accounting basis

In line with the provisions of European regulation (EC) no. 1606/2002 of July 19, 2002 on the application of international accounting standards, the ANF Immobilier Group's consolidated financial statements for the six months ended June 30, 2015 were prepared in accordance with IFRS as adopted by the European Union.

The consolidated financial statements cover the period from January 1, 2015 to June 30, 2015. They were approved by the Executive Board on July 10, 2015.

The ANF Immobilier Group applies the international accounting standards comprising IFRS, IAS and their interpretations as adopted by the European Union and which are mandatory for the fiscal year beginning January 1, 2015.

Official standards and interpretations that may be applicable subsequent to the closing date have not been applied early.

With the exception of investment property and certain financial instruments that are recognized using the fair value convention, the financial statements have been prepared using the historical cost convention. In accordance with the IFRS conceptual framework, certain estimates and assumptions have been used in drawing up these financial statements. These assumptions have an impact on some of the amounts presented in these financial statements. Material estimates made by the Group when preparing the financial statements mainly relate to the following:

- fair value measurement of investment properties and financial instruments;
- measurement of provisions.

Because of the uncertainty inherent in any measurement process, the Group revises its estimates based on regularly updated information. Future results of the operations in question may differ from these estimates.

In addition to making estimates, Group senior management makes judgments regarding the appropriate accounting treatment for certain activities and transactions when applicable IFRS standards and interpretations do not specify how the accounting issues should be handled.

New standards and interpretations applicable from January 1, 2015

The standards and interpretations applied for the consolidated financial statements for the six months ended June 30, 2015 are identical to those used for the consolidated financial statements for the year ended December 31, 2014.

The new mandatory standards, revisions and interpretations applicable from January 1, 2015 are:

- IFRIC 21: “Levies charged by public authorities”.

On May 20, 2013, the IASB published IFRIC Interpretation 21 “Levies”.

IAS 37 sets out criteria for the recognition of a liability, including the requirement for the entity to have a present obligation as a result of a past event.

The obligating event results from the activity described in the relevant legislation that triggers the payment of the levy.

For example, if the levy is due as a result of generating revenue in the current period and if the tax is levied on the basis of revenue generated in the prior period, the obligating event is the generation of revenue in the current period. The generation of revenue during the prior period is a necessary but insufficient condition for the creation of a present obligation.

If the obligation to pay the levy is triggered progressively during the period, then the levy is also recognized progressively during the period.

If a levy is triggered on reaching a threshold (if revenues are above a minimum threshold), the liability is only recognized when this threshold has been reached.

The recognition principles outlined above applicable to the annual financial statements also apply to the interim financial statements. As a result, a liability for the payment of a levy can only be recognized in the interim financial statements if there is no present obligation at the end of the interim reporting period.

In the 2015 fiscal year, the changes to this standard had an impact on the presentation of the interim financial statements for property tax and household waste collection tax.

Since the obligating event is ownership of the buildings and/or blocks as of January 1, of each year, the Company recognizes the liability for these levies in full as of January 1. In the past, these expenses were provisioned in twelfths every month.

As of June 30, 2015 the Company recognized the full expense in accordance with IFRIC 21, instead of the expected 50% of the liability. For certain leases, a contra entry of accrued income equal to 100% of the amount rebilled for these levies, to be earned after the current period, is recognized where the lease allows. The net impact as of June 30, 2015 was €0.8 million.

This presentation will have no impact on the financial statements for the year ended December 31, 2015, since the two methods yield the same amount.

For the purposes of illustration and comparison, a *proforma* version of the income statement for the six months ended June 30, 2014 is presented in Note 15.

Moreover, ANF Immobilier has not applied in advance the most recent standards and interpretations not adopted by the European Union and for which application is only mandatory for fiscal years beginning after January 1, 2015 (IFRS 15 and IFRS 9).

Scope of consolidation

The ANF Immobilier Group consolidated 15 companies as of June 30, 2015 (stable compared with December 31, 2014). The changes in the consolidation scope compared with the December 31 of the previous year are summarized below:

List of consolidated entities	Method of consolidation	Portfolio held/Activity	Location of properties	% of holding	
				06/30/2015	12/31/2014
SARL ANF République	Full consolidation	Furnished sub-lease	Marseille	100%	100%
SNC Les bassins à flots	Full consolidation	Offices (Casino Group)	Bordeaux	100%	100%
SCI Silky Way	Full consolidation	Offices (Alstom Group)	Lyon	65%	65%
SCI ANF Immobilier Hôtels	Full consolidation	B&B Hotels & Accor	Marseille, Lyon, IdF	51%	51%
SCI ANF Immobilier Développement	Full consolidation	Development and property trading	Lyon	100%	100%
SCI Future Way	Full consolidation	Offices (Adecco Group)	Lyon	55%	95%
SCI New Way	Full consolidation	Offices (under construction)	Lyon	50%	95%
SCI Lafayette	Full consolidation	Offices (Areva Group)	Lyon	55%	55%
SCI Stratège	Full consolidation	Offices (Areva Group)	Lyon	55%	55%
SCCV 1-3 rue d'Hozier	Equity method	Residential and ground floor retail	Marseille	45%	45%
SAS JDML	Equity method	Mixed-use block (under development)	Marseille	50%	50%
SAS Financière des Brotteaux	Equity method	Offices (various tenants)	Lyon	20%	20%
SCCV Hôtels A1/A2	Equity method	Hotels (under development)	Bordeaux	50%	50%
SCCV Bureaux B-C	Equity method	Offices (under development)	Bordeaux	50%	50%
SCCV Mixte D-E	Equity method	Offices and residential (under development)	Bordeaux	50%	50%

The sole changes in the percentage of equity interests in the first half of 2015 concerned SCI Future Way and SCI New Way on April 17, with the first-time consolidation of Prédica. Their interim net income (loss) is fully consolidated to this date, and then according to the new percentage of interest for the remainder of the first-half.

All internal transactions and balances were eliminated upon consolidation in proportion to ANF Immobilier Group's interest in its subsidiaries.

Market risk management

A comprehensive description of the market risk management policy is to be found in Chapter 3 of the Registration Document published for fiscal 2014.

Additional information *(€ thousands)*

Note 1 Non-current assets

Intangible assets, property, plant and equipment, and operating property

Gross amount	Balance as at 12/31/2013	Increase	Reduction	Balance as at 12/31/2014	Increase	Reduction	Balance as at 06/30/2015
Property, plant and equipment in progress					3,500		3,500
Intangible assets	1,304	62		1,366	28		1,394
Operating properties	2,715	10		2,725	1		2,726
Furniture, office & computer equipment	2,172	227		2,399	393	(2)	2,790
TOTAL	**6,191**	**299**	**0**	**6,490**	**422**	**(2)**	**6,910**

Accumulated depreciation and amortization	Balance as at 12/31/2013	Increase	Reduction	Balance as at 12/31/2014	Increase	Reduction	Balance as at 06/30/2015
Intangible assets	1,187	73		1,260	12		1,272
Operating properties	963	133		1,096	62		1,158
Furniture, office & computer equipment	764	381		1,145	204	(1)	1,348
TOTAL	**2,914**	**587**	**0**	**3,501**	**277**	**(1)**	**3,778**
NET AMOUNT	**3,277**	**(288)**	**0**	**2,989**	**145**	**(2)**	**3,133**

Investment property

Value of properties	Lyon	Marseille	Bordeaux	Hotels	Balance as at 06/30/2015
Investment property	301,822	636,940	41,990	98,347	1,079,099
Property held for sale	69,072	10,700	0	3,020	82,792
INVESTMENT PROPERTY AND PROPERTY HELD FOR SALE	**370,894**	**647,640**	**41,990**	**101,367**	**1,161,890**
Operating properties	230	2,491			2,721
TOTAL VALUE OF PROPERTIES	**371,124**	**650,131**	**41,990**	**101,367**	**1,164,611**

Investment property and property held for sale	Lyon	Marseille	Bordeaux	Hotels	Total
Balance as of 12/31/2013	**181,006**	**727,984**	**25,365**	**32,958**	**967,315**
Investments	143,573	21,553	15,485	17,462	198,073
Gains on disposals	(29,869)	(40,285)		38,656	(31,498)
Change in value	2,369	(29,764)	609	(2,382)	(29,168)
Balance as of 12/31/2014	**297,079**	**679,488**	**41,459**	**86,694**	**1,104,722**
Investments	61,058	2,077	0	20,254	83,389
Income from disposals	(1,040)	(28,381)	0	(9,776)	(39,197)
Change in value	13,796	(5,544)	530	4,194	12,976
Balance as of 06/30/2015	**370,893**	**647,640**	**41,989**	**101,366**	**1,161,890**

Changes in fair value include a €0.3 million gain on disposals and a €12.6 million increase in the value of properties.

Details of investments	Lyon	Marseille	Bordeaux	Hotels	Total
Acquisitions	140,329	0	15,485	17,379	173,193
Works	3,244	21,553	0	83	24,880
2014 total	**143,573**	**21,553**	**15,485**	**17,462**	**198,073**
Acquisitions	60,534	0	0	20,112	80,646
Works	524	2,077	0	142	2,743
2015 total	**61,058**	**2,077**	**0**	**20,254**	**83,389**

Apart from buildings subject to a sale agreement, the Company's city-center real estate assets were appraised by Jones Lang LaSalle and BNP Real Estate Expertise using a number of different approaches:

- the rental income capitalization method for the Lyon and Marseille properties;
- the comparison method for the Lyon and Marseille properties;
- the developer balance sheet method for land;
- the income method for hotel properties.

These methodologies are described in the financial statements published for the year ended December 31, 2014.

Measurement parameters – IFRS 13

ANF Immobilier complies with IFRS 13 "Fair Value Measurement".

Given the limited data available, the complexity of real estate asset appraisals and the fact that, to carry out their appraisals, independent appraisers use the Group's confidential rental statements, ANF Immobilier considers that all of these assets are classified as Level 3.

Accordingly, the following tables show a number of quantitative factors used to determine the fair value of the Group's assets:

Measurement parameters – BNP Paribas Real Estate

Historic properties (ranges)		Yield	Capitalization rate	Metric values	Rental income per sq.m.
Lyon					
	Residential (excl. rent-controlled)				
	Retail		Not applicable		
	Offices				
Marseille					
	Residential (excl. rent-controlled)	3.25% - 5.25%	3.47% - 5.61%	€2,500 - €6,200/sq.m.	€108 - €320/sq.m.
	Retail	5.25% - 7.25%	5.61% - 7.75%	€3,100 - €17,000/sq.m.	€200 - €1,000/sq.m.
	Offices	5.25% - 6.50%	6.25% - 6.95%	€1,500 - €4,100/sq.m.	€170 - €300/sq.m.
Projects and developments (ranges)		**Yield**	**Capitalization rate**	**Metric values**	**Rental income per sq.m.**
Lyon (TAT and MilkyWay)					
	Residential	4% - 4.50%	4.28% - 4.81%	€3,200 - €4,200/sq.m.	€130 - €190/sq.m.
	Retail	5.50% - 7%	5.88% - 7.48%	€2,500 - €14,500/sq.m.	€150 - €1,250/sq.m.
	Offices	5.75% - 6.25%	5.85% - 6.68%	€2,700 - €3,800/sq.m.	€190 - €230/sq.m.
Lyon (Stratège and Lafayette)					
	Offices	7.25% - 7.50%	7.75% - 8.02%	€1,900 - €2,600/sq.m.	€155 - €200/sq.m.
Marseille (Desbief)					
	Residential	4.60%	4.68%	€4,100/sq.m.	€160/sq.m.
	Retail	5.90%	6.01%	€5,000/sq.m.	€300/sq.m.
	Offices	6%	6.11%	3,900/sq.m.	€240/sq.m.
Bordeaux (Nautilus and Fabrique)					
	Residential	-	-	-	-
	Retail	6.25%	6.68% - 7.11%	€4,500/sq.m.	€250/sq.m.
	Offices	6.50% - 7%	6.62% - 7.13%	€2,300 - 2,650/sq.m.	€165 - 175/sq.m.
Hotels properties		**Yield**	**Capitalization rate**	**Metric values**	**Rental income per sq.m.**
France					
	B&B Hotels (Block 34 Marseille)	5.85%	5.96%	Not applicable	-

Measurement parameters – Jones Lang LaSalle

Historic properties (ranges)		**Yield**	**Metric values**	**Rental income per sq.m.**
Lyon				
	Residential (excl. rent-controlled)	4.30% - 4.45%	€3,085 - €4,128/sq.m.	€130 - €203/sq.m.
	Retail (ground floor lots)	5.10% - 5.30%	€6,971 - €15,494/sq.m.	€52 - €952/sq.m.
	Offices	6.10% - 6.25%	€2,602 - €3,625/sq.m.	€148 - €266/sq.m.
Marseille				
	Residential (excl. rent-controlled)	4.40% - 5.30%	€205 – €5,458/sq.m.	€9 – €375/sq.m.
	Retail (ground floor lots)	4.90% - 7.10%	€1,177 – €21,709/sq.m.	€63 – €1,165/sq.m.
	Offices	6.00% - 7.10%	€769 – €4,101/sq.m.	€46 – €272/sq.m.
Projects and developments (ranges)		**Yield**	**Metric values**	**Rental income per sq.m.**
Marseille 19, quai de Rive-Neuve				
	Residential			
	Retail (ground floor lots)	6.00%	€2,561/sq.m.	€157/sq.m.
	Offices	7.20%	€1,466/sq.m.	€240/sq.m.
Lyon				
	Offices	5.70% - 8.10%	€1,706 - €3,333/sq.m.	€177 - €227/sq.m.
Hotels properties		**Yield**	**Metric values**	**Rental income per sq.m.**
France				
	B&B Hotels	5.60% - 6.90%	N/A	-
	Other Hotels	5.80% - 6.60%	N/A	-

Sensitivity analysis

The market value of the real estate portfolio appraised was calculated by independent appraisers by varying the main criteria in order to determine sensitivity.

The sensitivity may only be applied to and calculated for our entire portfolio (rent-controlled residential units falling under the 1948 law, car parks, miscellaneous assets, specific projects or acquisitions).

The sensitivity defined using the change in yield criterion results in market values for the property concerned ranging from €1,084.2 million (for a sensitivity step of +0.20) to €1,126.3 million (for a sensitivity step of -0.20), compared with the carrying amount of €1,171.6 million as of June 30, 2015.

The following tables show in detail the sensitivity of the portfolio's market value:

Sensitivity analyses by BNP Paribas Real Estate

	Market value used, excl. tax. Capitalization method	Sensitivity of market value to changes in yield							
Historic properties (ranges)									
Lyon (MilkyWay, Massena, Lafayette and Stratège)									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Residential (excl. law 48)									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Retail	€1,728,333	€1,792,051	3.69%	€1,759,628	1.81%	€1,698,108	-1.75%	€1,668,899	-3.44%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Offices	€111,318,899	€114,553,119	2.91%	€112,912,647	1.43%	€109,769,888	-1.39%	€108,263,732	-2.74%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Printemps	€58,474,526	€60,794,183	3.97%	€59,612,137	1.95%	€57,378,875	-1.87%	€56,322,894	-3.68%
Marseille (Tr1, Tr2, Block 18, Block 25 and Joliette)									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Residential (excl. law 48)	€82,905,074	€87,170,641	5.15%	€84,988,335	2.51%	€80,914,257	-2.40%	€79,009,856	-4.70%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Retail	€100,511,331	€104,440,786	3.91%	€102,439,491	1.92%	€98,652,351	-1.85%	€96,858,878	-3.63%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Offices*	€35,114,741	€36,325,130	3.45%	€35,710,234	1.70%	€34,537,746	-1.64%	€33,978,397	-3.24%
Bordeaux									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Residential (excl. law 48)									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Retail	€1,862,314	€1,923,878	3.31%	€1,892,595	1.63%	€1,832,986	-1.57%	€1,804,568	-3.10%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Offices	€42,782,799	€44,135,941	3.16%	€43,448,924	1.56%	€42,136,625	-1.51%	€41,509,519	-2.98%
Projects and developments (ranges)									
Lyon (TAT)									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Residential (excl. law 48)	€10,149,153	€10,905,971	7.46%	10,158,816	0.10%	9,795,822	-3.48%	9,457,762	-6.81%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Retail	€11,742,638	€12,188,437	3.80%	11,961,675	1.87%	11,530,933	-1.80%	11,326,198	-3.55%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Offices	€1,028,335	€1,086,076	5.61%	1,056,718	2.76%	1,000,879	-2.67%	974,304	-5.25%

* *Excluding emphyteutic leases.*

	Market value used, excl. tax. Capitalization method	Sensitivity of market value to changes in yield							
Marseille (Block 20, Block 34 and Desbief)									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Residential (excl. law 48)	€41,181,633	€43,137,351	4.75%	42,137,646	2.32%	40,266,493	-2.22%	39,389,646	-4.35%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Retail	€8,183,670	€8,502,487	3.90%	8,340,402	1.92%	8,032,029	-1.85%	7,885,236	-3.65%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Offices	€40,507,282	€41,785,770	3.16%	41,136,031	1.55%	39,898,521	-1.50%	39,308,806	-2.96%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Desbief	€14,100,000	€16,405,507	16.35%	15,229,843	8.01%	13,013,295	-7.71%	11,967,256	-15.13%
Hotel properties (range)									
France									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
B&B Hotels (Block 34 Marseille)	10,470,794	10,841,441	3.54%	10,652,894	1.74%	10,294,814	-1.68%	10,124,652	-3.31%
TOTAL	**€572,061,522**	**€595,988,769**	**4.18%**	**€583,438,016**	**1.99%**	**€560,753,622**	**-1.98%**	**€549,850,603**	**-3.88%**

Sensitivity analyses by Jones Lang Lasalle

Historic properties

		Sensitivity to yield (capitalization method)				
City	**Use**	**Capitalization method: yield at +0.20**	**Capitalization method: yield at +0.10**	**Value used as of June 30, 2015 per capitalization, excl. tax**	**Capitalization method: yield at -0.10**	**Capitalization method: yield at -0.20**
Lyon	Office	€1,838,249	€1,867,270	€1,897,234	€1,928,186	€1,960,176
	Retail	€11,986,249	€12,218,032	€12,458,713	€12,708,819	€12,968,907
	Residential(1)	€2,277,068	€2,330,609	€2,386,620	€2,445,277	€2,506,771
TOTAL LYON		**€16,101,566**	**€16,415,911**	**€16,742,567**	**€17,082,282**	**€17,435,854**

(1) Rent-controlled units (law of 1948) included in residential.

		Sensitivity to yield (capitalization method)				
City	**Use**	**Capitalization method: yield at +0.20**	**Capitalization method: yield at +0.10**	**Value used as of June 30, 2015 per capitalization, excl. tax**	**Capitalization method: yield at -0.10**	**Capitalization method: yield at -0.20**
Marseille	Office	€66,645,652	€67,723,162	€68,835,660	€69,984,881	€71,172,680
	Retail	€102,305,178	€104,268,937	€106,293,735	€108,408,357	€110,617,750
	Residential(1)	€86,639,139	€88,690,530	€90,833,913	€93,075,645	€95,422,624
TOTAL MARSEILLE(2)		**€255,589,970**	**€260,682,629**	**€265,963,307**	**€271,468,883**	**€277,213,053**

(1) Rent-controlled units (law of 1948) included in residential.
(2) Excluding car parks.

Projects

		Sensitivity to yield (capitalization method)				
City	Use	Capitalization method: yield at +0.20	Capitalization method: yield at +0.10	Value used as of June 30, 2015 per capitalization, excl. tax	Capitalization method: yield at -0.10	Capitalization method: yield at -0.20
Marseille - 19, Quai de Rive-Neuve	Office	€3,114,557	€3,215,959	€3,320,200	€3,427,400	€3,537,686
	Retail	€805,677	€818,889	€832,543	€846,656	€861,258
	Residential					
TOTAL MARSEILLE		**€3,920,234**	**€4,034,847**	**€4,152,743**	**€4,274,056**	**€4,398,945**

		Sensitivity to yield (capitalization method)				
City	Use	Capitalization method: yield at +0.20	Capitalization method: yield at +0.10	Value used as of June 30, 2015 per capitalization, excl. tax	Capitalization method: yield at -0.10	Capitalization method: yield at -0.20
Lyon Silky Way	Office	€102,020,000	€103,730,000	€105,490,000	€107,310,000	€109,200,000
Lyon Future Way	Office	€17,510,000	€17,840,000	€18,170,000	€18,510,000	€18,860,000
Lyon New Way	Residential	€41,790,000	€42,520,000	€43,270,000	€44,040,000	€44,850,000
TOTAL LYON		**€161,320,000**	**€164,090,000**	**€166,930,000**	**€169,860,000**	**€172,910,000**

Hotel properties

	Market value used, excl. tax. Capitalization method	Sensitivity of market value to changes in yield							
Hotel properties (ranges)									
France									
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
B&B Hotels	€54,980,000	€56,780,000	3.27%	€55,860,000	1.60%	€54,180,000	-1.46%	€53,320,000	3.02%
Change considered		-0.20%	Difference	-0.10%	Difference	0.10%	Difference	0.20%	Difference
Other	€45,490,000	€46,920,000	3.14%	€46,250,000	1.67%	€44,750,000	-1.63%	€44,130,000	-2.99%
TOTAL	**€100,470,000**	**€103,700,000**	**3.21%**	**€102,110,000**	**1.63%**	**€98,930,000**	**-1.53%**	**€97,450,000**	**-3.01%**

Non-current financial assets

Non-current financial assets	Balance as at 12/31/2013	Increase	Reduction	Balance as at 12/31/2014	Increase	Reduction	Balance as at 06/30/2015
Liquidity contract	1	908		909	2,060	(2,518)	451
Other loans	4,940	2,533	(1,688)	5,785	2,976	0	8,761
Deposits & guarantees	9	110		119	0	0	119
GROSS TOTAL	**4,950**	**3,551**	**(1,688)**	**6,813**	**5,036**	**(2,518)**	**9,331**
Provisions for the liquidity contract	(1)	(100)	0	(100)	0	82	(18)
Provisions for other loans	0	0	0	0	0	0	0
Provisions for deposits and guarantees	(7)	0	0	(7)	0	0	(7)
NET TOTAL	**4,942**	**3,452**	**(1,688)**	**6,706**	**5,036**	**(2,436)**	**9,306**

JDML current account advances totaled €4.6 million.

Current account advances for the three Armagnac Project SCCVs amounted to €1.5 million.

In addition, the Company made a loan of €2.5 million to its investment, Financière des Brotteaux SAS.

In 2005, a liquidity contract was arranged for ANF Immobilier stock. This contract is managed by Rothschild bank.

Note 2 Cash and cash equivalents

(€ thousands)	06/30/2015	12/31/2014	12/31/2013
Money market funds and marketable securities	654	181	1,054
Current bank accounts	13,106	10,171	1,706
Gross cash and cash equivalents	**13,760**	**10,352**	**2,760**
Bank overdrafts	(297)	(17)	(316)
Accrued bank interest	(214)	(438)	(382)
Net cash and cash equivalents	**13,249**	**9,897**	**2,062**

Note 3 Provisions for liabilities and expenses

Gross amount *(€ thousands)*	Balance as at 12/31/2013	Increase	Reduction	Balance as at 12/31/2014	Increase	Reduction	Balance as at 06/30/2015
Provision for long-service awards	12	0	0	12	0	0	12
Provision for supplementary post employment benefits	45	0	0	45	0	0	45
Other provisions for liabilities	902	1,385	(900)	1,387	54	0	1,441
TOTAL	**959**	**1,385**	**(900)**	**1,444**	**54**	**0**	**1,498**
Current liabilities	902	1,385	(900)	1,387	54	0	1,441
Non-current liabilities	57	0	0	57	0	0	57

Reversals of provisions are for provisions used or that no longer serve any purpose.

The most significant ongoing disputes are as follows:

1) Chief Executive Officer and Real Estate Director:

Proceedings are currently in progress as a result of the dismissal and termination of the Chief Executive Officer and the Real Estate Director of ANF Immobilier in April 2006. There was no significant change regarding these proceedings in 2015.

2) TPH proceedings – Toti:

Criminal proceedings before the Commercial Court have been ongoing since 2006 against TPH-Toti, a former supplier, notably for receiving stolen goods, aiding and abetting, and site abandonment.

There was no significant change regarding these proceedings in 2015.

No provision has been recorded in the Company's financial statements for these disputes.

To the best of the Company's knowledge, there are no other government, court or arbitration proceedings pending or threatened that might have or have had over the past six months a material effect on the Company's financial position or profitability.

Note 4 Treasury shares

(€ thousands)	06/30/2015	12/31/2014	12/31/2013
Shares recorded as a deduction from equity	23,972	23,189	18,069
Number of shares	921,244	906,051	636,537
TOTAL NUMBER OF SHARES	**18,351,093**	**18,351,093**	**17,730,570**
Treasury shares (%)	5.02%	4.94%	3.59%

As of June 30, 2015, the Company held 921,244 treasury shares. During the fiscal period, 60,730 treasury shares were acquired and 25,255 were sold after stock options were exercised. 87,996 shares were purchased and 108,278 sold under the liquidity contract.

Note 5 Financial instruments

The ANF Immobilier Group is exposed to interest rate risk. Management actively manages this risk exposure. The Group uses a number of financial derivatives to address this. The goal is to reduce, wherever deemed appropriate, fluctuations in cash flows as a result of changes in interest rates. The Group does not enter into financial transactions if it entails a risk that cannot be quantified.

ANF Immobilier has undertaken to comply with the following hedging requirements:

- refinancing: 80% of the debt hedged at fixed rates;
- CFF financing: 80% of the debt hedged at fixed rates;
- HSBC financing: 100% of the debt by a CAP agreement;
- CEPAC financing: 90% of the debt hedged at fixed rates.

For this purpose, the ANF Immobilier Group has entered into 18 interest rate hedging agreements to exchange a Euribor three-month variable rate for a fixed rate, as well as six Cap agreements to hedge a possible rate increase through a ceiling.

14 hedging agreements cover the ANF Immobilier's main debt of €400 million (refinanced in May 2014).

Two of these cover SCI ANF Immobilier Hôtels.

Two hedge the debt in SCI Silky Way, with one new agreement in first-half 2015.

Two Cap agreements hedge two debts in SCI Stratège and SCI Lafayette.

Two Cap agreements hedge two debts in SCI ANF Immobilier Hôtels.

Two new Cap agreements hedge the debt in SCI New Way.

At the end of 2012, €253 million in debt was repaid, and a decision was taken to repay an additional €25 million in January 2013.

These loans were hedged by 15 interest rate hedging agreements to swap three-month or one-month Euribor variable rates for fixed rates. These agreements, which involve total amounts outstanding of €247.6 million maturing, for the most part, on December 31, 2014, were not cancelled and, consequently, were previously reclassified as trading instruments. Only one of these agreements was still in force as of December 31, 2014; it matured on March 31, 2015.

The table below sets out the impact of interest rate derivatives on ANF Immobilier's consolidated financial statements:

Effective date	Maturity date	Fixed rate paid	(€ thousands)	Nominal	Variable nominal	Fair values of assets 06/30/2015	Fair values of liabilities 06/30/2015	Changes in fair value over the period	Effect on financial income (expense)*	Effect on equity
07/01/2014	06/29/2017	2.6030%	Three-month Euribor swap/2.603%	40,000	No	0	(2,070)	470	(0.1)	470
07/01/2014	06/29/2016	2.4050%	Three-month Euribor swap/2.405%	40,000	No	0	(969)	448	0.0	448
06/30/2014	06/30/2016	2.2400%	Three-month Euribor swap/2.240%	20,000	No	0	(452)	208	0.0	208
06/30/2014	06/29/2018	2.5400%	Three-month Euribor swap/2.540%	20,000	No	0	(1,461)	238	0.0	238
07/01/2014	06/29/2018	2.1800%	Three-month Euribor swap/2.180%	20,000	No	0	(1,243)	203	0.0	203
09/28/2015	06/29/2020	1.8500%	Three-month Euribor swap/1.850%	46,289	Yes	0	(2,911)	236	0.0	236
06/30/2014	05/14/2021	1.1300%	Three-month Euribor swap/1.130%	13,500	Yes	0	(470)	205	0.0	205
06/30/2014	05/14/2021	1.1300%	Three-month Euribor swap/1.130%	16,500	Yes	0	(575)	251	0.0	251
06/30/2014	05/14/2021	1.1300%	Three-month Euribor swap/1.130%	16,500	Yes	0	(575)	251	0.0	251
06/30/2014	05/14/2021	1.1300%	Three-month Euribor swap/1.130%	13,500	Yes	0	(470)	205	0.0	205
06/30/2014	05/14/2021	1.3500%	Three-month Euribor swap/1.350%	23,625	Yes	0	(1,811)	757	0.0	757
06/30/2014	05/14/2021	1.3500%	Three-month Euribor swap/1.350%	28,875	Yes	0	(2,213)	926	0.0	926
06/30/2014	05/14/2021	1.3500%	Three-month Euribor swap/1.350%	28,875	Yes	0	(2,213)	926	0.0	926
06/30/2014	05/14/2021	1.3500%	Three-month Euribor swap/1.350%	23,625	Yes	0	(1,811)	757	0.0	757
07/01/2014	06/29/2018	1.7900%	Three-month Euribor swap/1.790%	20,000	No	0	(1,006)	164	0.0	164
06/27/2014	06/28/2021	1.0300%	Three-month Euribor swap/1.030%	32,105	Yes	0	(921)	508	0.0	508
03/31/2016	06/28/2021	1.2300%	Three-month Euribor swap/1.230%	8,026	Yes	0	(245)	82	0.0	82
09/28/2015	06/28/2020	1.8500%	Three-month Euribor swap/1.850%	7,711	Yes	0	(485)	(485)	0.0	(485)
10/06/2014	10/07/2019	CAP 1.0000%	Three-month Euribor CAP/1.000%	21,786	No	137	0	38	(0.4)	38
10/06/2014	10/07/2019	CAP 1.0000%	Three-month Euribor CAP/1.000%	18,914	No	119	0	33	(0.3)	33
12/31/2016	12/15/2021	CAP 1.5000%	Three-month Euribor CAP/1.500%	2,171	No	36	0	11	(0.8)	12
12/31/2016	12/15/2021	CAP 1.5000%	Three-month Euribor CAP/1.500%	3,060	No	49	0	49	4.3	45

Effective date	Maturity date	Fixed rate paid	*(€ thousands)*	Nominal	Variable nominal	Fair values of assets 06/30/2015	Fair values of liabilities 06/30/2015	Changes in fair value over the period	Effect on financial income (expense)*	Effect on equity
02/28/2016	03/31/2022	CAP 1.5000%	Three-month Euribor CAP/1.500%	7,040	Yes	128	0	128	(1.2)	129
02/28/2016	03/31/2022	CAP 1.5000%	Three-month Euribor CAP/1.500%	7,040	Yes	128	0	128	(1.2)	129
Hedging financial instruments				**479,142**		**597**	**(21,903)**	**6,735**	**0**	**6,735**
04/11/2008	03/31/2015	4.2775%		11,000	No	0	0	114	114	0
Trading financial instruments				**11,000**		**0**	**0**	**114**	**114**	**0**
TOTAL FINANCIAL INSTRUMENTS				**490,142**		**597**	**(21,903)**	**6,849**	**114**	**6,735**

The financial derivative instruments were measured by discounting the estimated future cash flows on the basis of the yield curve as of June 30, 2015.

Measurement parameters – IFRS 13

ANF Immobilier complies with IFRS 13 “Fair Value Measurement”, which requires consideration of counterparty credit risk (i.e. the risk that a counterparty fails to fulfill any of its obligations) when measuring the fair value of financial assets and liabilities.

The fair value of the Group’s financial instruments follows the Level 2 methodology (valuation model based on observable market inputs) to the extent that it is determined by a measurement model that incorporates counterparty risk.

Note 6 Covenants

With respect to loans and credit lines, ANF Immobilier has made certain undertakings including that of compliance with the following Financial Ratios:

Interest Cover Ratio

The Interest Cover Ratio must be two (2) or above from the first Test Date, and for as long as sums remain due under the Agreement.

The Interest Cover Ratio is calculated quarterly at each Test Date, (i) for Interest Cover Ratios as of December 31 each year, on the basis of the audited annual Company financial statements (consolidated, if the Borrower is required to prepare consolidated financial statements), (ii) for Interest Cover Ratios as of June 30 each year, on the basis of the Borrower's unaudited interim financial statements (consolidated, if the Borrower is required to prepare consolidated financial statements), and (iii) for Interest Cover Ratios as of March 31 and September 30 each year, on the basis of a provisional quarterly accounting close.

The "Interest Cover Ratio" denotes the ratio of EBITDA to Net Financial Expenses for an Interest Period.

Loan to Value Ratio

The Loan to Value Ratio must be 50% (fifty percent) or lower from the first Test Date, and for as long as sums remain due under the Agreement.

The Loan to Value Ratio is calculated every six months on each Test Date, on the basis of the audited annual financial statements or unaudited interim financial statements.

The "Loan to Value Ratio" denotes the ratio of Net Debt to the Appraisal Value of Real Estate Assets.

	Standard reference	Test frequency	Ratios as of 06/30/2015	Ratios as of 12/31/2014	Ratios as of 12/31/2013
ICR ratio (EBITDA/restated net financial expenses)	minimum 2	quarterly	2.15	2.03	2.90
LTV ratio (net debt/appraisal value of property)	maximum 50%	half-year	45.0%	47.5%	40.4%

ANF Immobilier is also committed to retaining real estate assets worth in excess of €800 million and to paying down some of its loans in the event of a change of control.

ANF Immobilier is in compliance with all of the undertakings agreed to with respect to its loan agreements.

Note 7 Off-balance sheet commitments

Commitments received

The current off-balance sheet commitments received by ANF Immobilier can be summarized as follows:

Commitments received *(€ thousands)*	06/30/2015	12/31/2014	12/31/2013
Guarantees and deposits received	51,957	65,329	86,073
Other commitments received	112,285	100,040	94,898
TOTAL	**164,242**	**165,369**	**180,970**

New commitments

- Guarantees and deposits received:
  - €28.4 million in financial completion guarantee for the Bobigny hotel and New Way (Adecco, Lyon) investments;
- Other commitments received:
  - €15 million in new undrawn loans to finance New Way (Adecco, Lyon).

Commitments that continued during the year

- Guarantees and deposits received:
  - €19.9 million in financial completion guarantees for the Bègles, Vélodrome and Allar hotel investments, and the Banque de France property management project,
  - €3.7 million in security deposits received (€2 million from Alstom for Silky Way);
- Other commitments received:
  - €90.7 million in undrawn loans (ANF Immobilier overdraft, Banque de France financing in Lyon, and Alstom financing for Silky Way in Lyon, Adecco financing for Future Way in Lyon, hotel investments, ANF immobilier refinancing),
  - €6.5 million in CIC and City of Marseille sureties on the CDC loan.

Commitments due

- Guarantees and deposits received:
  - €33.2 million in financial completion guarantee for Silky Way in Lyon, completed on June 30, 2015, and €1.1 million in guarantees received for construction (Block 34 and others in Marseille).

Commitments given

Current off-balance sheet commitments given by ANF Immobilier can be summarized as follows:

Commitments given *(€ thousands)*	**06/30/2015**	**12/31/2014**	**12/31/2013**
Pledges, mortgages and collateral	568,809	562,627	13,810
Guarantees and deposits given	45,585	27,137	6,445
Finance leases			0
Agreements to sell or firm offers	92,777	47,560	35,011
Other commitments given	24,740	36,937	4,550
TOTAL	**731,912**	**674,261**	**59,816**

New commitments

- Agreements to sell: €83 million signed agreements to sell, over the semester;
- Pledges and mortgages:
  - €1.9 million in lender's lien for New Way, as well as €2.4 million in mortgages for financing tranche B and €0.4 million in bank account pledges,
  - €1.1 million in lender's lien for Allar and Bobigny;
- Guarantees and deposits given: €32 million on-demand guarantee for payment of the price of investments in New Way, Bobigny hotel (remainder of off-plans) and Banque de France.

Commitments that continued during the ,year

- Agreements to sell: €3 million for B&B hotels under agreements to sell since November 2012; €6.7 million in agreements to sell for Block 15 in Marseille (final Promologis sale);
- Pledges and mortgages:
  - €3.3 million in mortgages on Malaval in favor of BLB (related to CDC borrowing),
  - €405.5 million in mortgage refinancing (including hedging instruments),
  - €39 million in mortgage financing for ANF Immobilier Hôtels (including hedging instruments) and €5.7 million in bank account pledges,
  - €55 million in mortgage financing for Silky Way,
  - €52 million in lender's lien and €2 million in Areva account pledges;
- Guarantees and deposits given: €13 million on-demand guarantee for payment of the price of investments in the Bègles, Allar and Vélodrome hotels (remainder of off-plans);
- Other commitments given: €3.3 million in property values that must remain unmortgaged on the CDC loan, €6.6 million in property values that must remain unmortgaged in favor of CEPAC on financing of Vélodrome, and €14.8 million for bank overdrafts (value of Mazenod parking lot that must remain unmortgaged).

Commitments due

- Agreements to sell:
  - €9.9 million in previously sold B&B hotels under agreement since November 2012,
  - €27.4 million in agreements to sell signed on Blocks 18-23 in Marseille (Promologis and Ciléo sale),
  - €2.4 million on various lots in Lyon and Marseille.

Note 8 Changes in capital stock and shareholders' equity

At the Shareholders' Meeting of May 6, 2015, shareholders were asked to approve the payment of a dividend in shares. The price of the shares to be issued in payment of the dividend, equal to 90% of the average of the opening share prices quoted over the 20 trading days preceding the date of the Shareholders' Meeting less the net amount of the dividend, is €20.83.

This capital increase is scheduled for July 7, 2015.

Under Article 6 of the Articles of Incorporation, the share capital is set at eighteen million three hundred fifty-one thousand ninety-three (18,351,093) euros. It is divided into eighteen million three hundred and fifty-one thousand ninety-three (18,351,093) shares of one euro, fully paid-up and all of the same class.

Note 9 Deferred tax assets and liabilities

All property held by ANF Immobilier was included in the scope of the SIIC regime, with the exception of:

- two buildings owned by ANF Immobilier Développement SAS in Lyon, which are currently generating no income and will be resold by lot;
- one building owned by the Financière des Brotteaux SAS, in which ANF Immobilier holds a 20% interest (consolidated in the ANF Immobilier financial statements using the equity method).

The consolidated rental activity of ANF Immobilier is therefore totally exempt from corporate income tax.

No deferred tax has been recorded as of this date.

Note 10 Income statement and segment reporting

Primary segment reporting is business-related, insofar as it represents the Group's management structure and is presented on the basis of the following business segments:

- operating activity for city-center properties;
- hotel operations.

Secondary segment reporting is by geographic region:

- Lyon region;
- Marseille region;
- Bordeaux region.

(€ thousands)	06/30/2015	Unallocated	Hotels	Total of city-center portfolio	Marseille	Lyon	Bordeaux
Revenues: rental income	23,238	0	2,422	20,816	12,373	6,876	1,567
Other operating income	4,973	0	337	4,636	1,365	3,259	12
Total operating income	**28,211**	**0**	**2,759**	**25,452**	**13,738**	**10,135**	**1,579**
Property expenses	(6,773)	0	(291)	(6,481)	(3,019)	(3,399)	(64)
Other operating expenses	(451)	0	(1)	(450)	(389)	(60)	(1)
Total operating expenses	**(7,224)**	**0**	**(293)**	**(6,931)**	**(3,408)**	**(3,458)**	**(65)**
Gross operating income (loss) from property	**20,988**	**0**	**2,467**	**18,520**	**10,330**	**6,677**	**1,514**
Gains (losses) on disposals of assets	335	0	(25)	360	(68)	428	0
Gross operating income (loss) from property after disposals	**21,323**	**0**	**2,442**	**18,880**	**10,262**	**7,105**	**1,514**
Employee benefits expenses	(3,311)	0	(662)	(2,648)	(1,490)	(993)	(166)
Other management expenses	(1,760)	0	(352)	(1,408)	(792)	(528)	(88)
Other income and transfers of expenses	262	0	52	210	118	79	13
Other expenses	(1,209)	0	(242)	(967)	(605)	(363)	0
Accumulated depreciation and amortization	(277)	0	(55)	(222)	(125)	(83)	(14)
Other operating provisions (net of reversals)	(198)	0	(40)	(159)	(99)	(60)	0
Net operating income (loss) before changes in fair value of property	**14,830**	**0**	**1,144**	**13,686**	**7,270**	**5,157**	**1,259**
Changes in fair value of property	12,641	0	4,219	8,422	(5,476)	13,368	530
Net operating income (loss) after changes in fair value of property	**27,471**	**0**	**5,363**	**22,108**	**1,794**	**18,525**	**1,789**
Net financial expense	(8,325)	0	(477)	(7,848)	(3,634)	(4,054)	(160)
Financial amortization and provisions	82	82	0	0	0	0	0
Gains (losses) on financial instruments	(1)	(1)	0	0	0	0	0
Share of net income (loss) of equity-accounted entities	(153)	(153)	0	0	0	0	0
Net income (loss) before tax	**19,073**	**(72)**	**4,886**	**14,260**	**(1,840)**	**14,471**	**1,629**
Current taxes	(183)	(183)	0	0	0	0	0
Deferred taxes	0	0	0	0			0
Net consolidated income (loss)	**18,891**	**(255)**	**4,886**	**14,260**	**(1,840)**	**14,471**	**1,629**

Note 11 Earnings per share

(€ thousands)	06/30/2015	06/30/2014	06/30/2013
Net income for basic earnings per share calculation	8,379	(13,434)	10,766
Net income for diluted earnings per share calculation	8,379	(13,434)	10,766
Number of ordinary shares for basic earnings per share calculation as of the balance sheet date	17,429,849	17,445,042	17,094,033
Weighted average number of ordinary shares for basic earnings per share calculation	18,351,093	18,092,542	17,730,570
Stock options for diluted earnings per share calculation	0	0	0
Diluted number of ordinary shares	17,429,849	17,445,042	17,094,033
Diluted weighted average number of ordinary shares	18,351,093	18,092,542	17,730,570
(€)			
Basic earnings per share	0.48	(0.77)	0.63
Diluted earnings per share	0.48	(0.77)	0.63
Basic weighted earnings per share	0.46	(0.74)	0.61
Diluted weighted earnings per share	0.46	(0.74)	0.61

The number of shares does not include treasury shares.

Note 12 Net asset value (NAV) per share

The NAV is calculated by dividing the Company's consolidated shareholders' equity by the number of shares, excluding treasury stock.

(€ thousands)	06/30/2015	12/31/2014	12/31/2013
Capital stock and consolidated reserves attributable to equity holders of the parent	**490,662**	**494,481**	**544,985**
Fair value adjustment of operating property	1,152	1,092	929
NNNAV	**491,814**	**495,574**	**545,915**
Elimination of the fair value adjustment of *swaps*	24,398	31,133	10,270
Net Asset Value	**516,212**	**526,706**	**556,184**
Total number of shares	18,351,093	18,351,093	17,730,570
Treasury shares	(921,244)	(906,051)	(636,537)
Shares other than treasury shares	17,429,849	17,445,042	17,094,033
NAV per share *(€)*	**29.62**	**30.19**	**32.54**
NNNAV per share *(€)*	**28.22**	**28.41**	**31.94**
Value of treasury shares	19,944	18,709	13,566
NNNAV EPRA *(€)*	**27.89**	**28.02**	**31.55**
NAV EPRA *(€)*	**29.22**	**29.72**	**32.13**

Note 13 Cash flow per share

(€ thousands)	06/30/2015	06/30/2014	Change	06/30/2013	Change
Net operating income (loss) before changes in fair value of property	14,830	12,508		10,500	
Depreciation and amortization	277	327		263	
Gains (losses) on disposals of assets	(335)	(190)		502	
Net operating income (loss) before depreciation, amortization and gains and losses on disposals	**14,772**	**12,645**		**11,265**	
Cancellation of effect of IFRS 2 (stock options, recorded as employee expenses)	143	122		131	
EBITDA	**14,915**	**12,767**	**16.8%**	**11,397**	**12.0%**
Net financial expense	(8,325)	(6,267)		(3,096)	
Current cash flow before tax	**6,590**	**6,500**	**1.4%**	**8,300**	**-21.7%**
Average number of shares during the period	18,351,093	18,351,093		17,730,570	
Current cash flow per share	**0.36**	**0.35**	**1.4%**	**0.47**	**-24.3%**
RECURRING EBITDA	**16,345**	**12,767**	**28.0%**		
RECURRING CASH FLOW	**9,374**	**7,540**	**24.3%**		

Note 14 Employees

Headcount as of June 30, 2015	Males	Females	Total
Executives	18	11	29
Employees	6	8	14
TOTAL	**24**	**19**	**43**

The compensation paid to members of the Executive Board is set out below:

Compensation paid to members of the Executive Board *(€)*		06/30/2015	12/31/2014
Bruno Keller	Fixed compensation	107,670	309,000
	Variable compensation	222,564	249,512
	Special bonus	984,883	544,884
	Benefits in kind	0	34,173
Renaud Haberkorn	Fixed compensation	184,615	57,326
	Variable compensation	28,000	0
	Special bonus	0	0
	Benefits in kind	0	0
Ghislaine Seguin	Fixed compensation	83,077	180,000
	Variable compensation	74,727	68,923
	Special bonus	10,000	0
	Benefits in kind	0	2,912
Xavier de Lacoste Lareymondie	Fixed compensation	0	226,622
	Variable compensation	83,099	153,521
	Special bonus	0	604,331
	Termination benefits	0	441,674
	Benefits in kind	0	40,152

The payment of one-time bonuses, which were awarded following the completion of disposals at the end of 2012, will be spread over a three-year period for the Chairman and the Chief Executive Officer.

The ANF Immobilier Group has established a defined benefit scheme. Pension commitments relating to this scheme are managed by an insurance company. A €0.25 million expense was recognized over the fiscal period to cover, in particular, estimated commitments as of June 30, 2015.

IFRS 2 requires that the income statement reflect the effects of all transactions involving share-based payments. All payments in shares or linked to shares must accordingly be expensed when the goods or services provided in return for these payments are consumed.

Stock option plans

Acting pursuant to the authorizations conferred by the shareholders at the Shareholders' Meeting, the Executive Board awarded stock options to members of the Executive Board as well as qualifying personnel, as defined by the resolutions of the Shareholders' Meeting.

The terms of the stock option plans granted during recent fiscal years, amended by the adjustments, are as follows:

Terms of stock option plans	2007 plan	2008 plan	2009 plan	2010 plan	2011 plan	2012 plan	2013 plan	2014 plan
Date of the Extraordinary Shareholders' Meeting	05/04/2005	05/14/2008	05/14/2008	05/14/2008	05/17/2011	05/17/2011	05/06/2014	05/06/2014
Date of the Executive Board's decision	12/17/2007	12/19/2008	12/14/2009	12/15/2010	12/22/2011	04/02/2013	06/23/2014	11/12/2014
Total number of options granted	159,159	179,840	224,659	219,323	216,075	105,850	80,334	50,000
• of which corporate officers	125,560	143,613	185,642	176,010	173,412	86,525	60,284	50,000
• of which top ten employee recipients	33,599	36,227	36,175	38,969	39,473	19,325	20,050	0
Number of shares that may be purchased	159,159	179,840	224,659	219,323	216,075	105,850	80,334	50,000
• of which corporate officers	125,560	143,613	185,642	176,010	173,412	86,525	60,284	50,000
• of which top ten employee recipients	33,599	0	36,175	38,969	39,473	19,325	20,050	0
Vestion date of options	The options may be exercised once vested							
Expiration date	12/17/2017	12/19/2018	12/14/2019	12/15/2020	12/22/2021	04/02/2023	06/23/2024	11/12/2024
Purchase price per share	29.73	19.42	22.55	23.72	21.53	21.81	23.88	21.83
Terms of exercise	Final vesting of options in phases:							
First tranche after a period of two years, i.e.	12/17/2009	12/19/2010	12/14/2011	12/15/2012	12/22/2013	03/31/2015	06/23/2016	11/12/2016
Second tranche after a period of three years, i.e.	12/17/2010	12/19/2011	12/14/2012	12/15/2013	12/22/2014	03/31/2016	06/23/2017	11/12/2017
Third tranche after a period of four years, i.e.	12/17/2011	12/19/2012	12/14/2013	12/15/2014	12/22/2015	03/31/2017	06/23/2018	11/12/2018
Exercise subject to future performance	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of shares purchased as of June 30, 2015	0	129,103	93,101	10,605	0	0	0	0
Number of shares canceled as of June 30, 2015	0	0	0	54,830	0	0	0	0
Total number of options outstanding	159,159	50,737	131,558	153,888	216,075	52,915	80,334	50,000

Please note that where beneficiaries of stock options do not have four years' service by the expiration date of one of the vesting periods referred to above, the options corresponding to such period will be subject to a vesting period until such time as said beneficiary has four years' service with the Company. This rule does not apply to the 50,000 options granted to the new Chief Executive Officer upon his appointment.

During the first-half 2015, 25,255 options were exercised. They related to the 2008, 2009 and 2010 option plans.

At its meeting of April 2, 2013, the Executive Board granted stock options to the members of the Executive Board as well as qualifying personnel, as defined by the resolutions of the Shareholders' Meeting. The grantees had the opportunity to convert 30% of half of their granted options into bonus shares (delivered for free). After this transaction, the number of shares under option for the 2012 plan beneficiaries is as follows:

2012 stock option plan - Stock options converted into bonus shares	
Total number of options granted during the period	105,850
• of which Executive Board	86,525
• of which Employees	19,325
Number of bonus shares after conversion of options granted	19,605
• of which Executive Board	16,023
• of which Employees	3,582
2012 stock options outstanding after conversion into bonus shares	52,915
• of which Executive Board	38,210
• of which Employees	14,705

As of June 30, 2015 the number of shares under option, after adjustments, for each beneficiary, is as follows:

	2007 stock option plan	2008 stock option plan	2009 stock option plan	2010 stock option plan	2011 stock option plan	2012 stock option plan	2013 stock option plan	2014 stock option plan
Bruno Keller	83,825	91,384	113,364	110,725	109,092	54,433	54,433	0
Renaud Haberkorn	0	0	0	0	0	0	0	50,000
Xavier de Lacoste Lareymondie	37,575	45,182	54,559	53,381	52,592	26,241	0	0
Brigitte Perinetti	4,160	0	5,671	0	0	0	0	0
Ghislaine Seguin	0	7,047	12,048	11,904	11,728	5,851	5,851	0
Corporate officers	**125,560**	**143,613**	**185,642**	**176,010**	**173,412**	**86,525**	**60,284**	**50,000**
Employees	33,599	0	39,017	43,313	42,663	19,325	20,050	0
TOTAL	**159,159**	**143,613**	**224,659**	**219,323**	**216,075**	**105,850**	**80,334**	**50,000**

Employee bonus share plans

Acting pursuant to the authorizations conferred by the shareholders at the Shareholders' Meeting, on March 16, 2015 the Executive Board awarded 34,000 bonus shares to members of the Executive Board as well as qualifying personnel, as defined by the resolutions of the Shareholders' Meeting. These bonus shares were distributed as follows:

2014 bonus share grant	
Bruno Keller	12,000
Renaud Haberkorn	8,000
Ghislaine Seguin	4,000
Executive Board and corporate officers	**24,000**
Employees	10,000
TOTAL	**34,000**

The bonus share plan regulations provide for a two-year vesting period, at the end of which the shares finally vest only if the beneficiary remains an employee or corporate officer of the Company, except in the case of death, retirement, or disability. Under the regulations, the shares fully vest on condition of full compliance with a company stock market performance criterion.

The vesting period is followed by a two-year lock-up period, during which beneficiaries may not sell the shares granted to them.

Note 15 Proforma IFRIC 21

(€ thousands)	06/30/2014	Restatement for IFRIC 21	06/30/2014 proforma	06/30/2015
Revenues: rental income	19,203	0	19,203	23,238
Other operating income	1,995	790	2,785	4,973
Total operating income	**21,198**	**790**	**21,988**	**28,211**
Property expenses	(3,362)	(2,193)	(5,555)	(6,773)
Other operating expenses	(415)	0	(415)	(451)
Total operating expenses	**(3,776)**	**(2,193)**	**(5,969)**	**(7,224)**
Gross operating income (loss) from property	**17,422**	**(1,403)**	**16,019**	**20,988**
Gains (losses) on disposals of assets	190	0	190	335
Gross operating income (loss) from property after disposals	**17,611**	**(1,403)**	**16,208**	**21,323**
Employee benefits expenses	(3,635)	0	(3,635)	(3,311)
Other management expenses	(1,630)	0	(1,630)	(1,760)
Other income and transfers of expenses	753	0	753	262
Other expenses	(507)	0	(507)	(1,209)
Depreciation and amortization	(327)	0	(327)	(277)
Other operating provisions (net of reversals)	242	0	242	(198)
Net operating income (loss) before changes in fair value of property	**12,508**	**(1,403)**	**11,105**	**14,830**
Changes in fair value of property	(18,723)	0	(18,723)	12,641
Net operating income (loss) after changes in fair value of property	**(6,215)**	**(1,403)**	**(7,618)**	**27,471**
Net financial expense	(6,267)	0	(6,267)	(8,325)
Financial amortization and provisions	(21)	0	(21)	82
Gains (losses) on financial instruments	3,085	0	3,085	(1)
Share of net income (loss) of equity-accounted entities	(172)	0	(172)	(153)
Net income (loss) before tax	**(9,589)**	**(1,403)**	**(10,992)**	**19,073**
Current taxes	(4,072)	0	(4,072)	(183)
Deferred taxes	0	0	0	0
Net consolidated income (loss)	**(13,661)**	**(1,403)**	**(15,064)**	**18,891**

STATUTORY AUDITORS' REPORT ON THE INTERIM FINANCIAL STATEMENTS

ANF Immobilier
32, rue de Monceau
75008 Paris

(Period from January 1, 2015 to June 30, 2015)

Dear shareholders,

In carrying out the assignment entrusted to us by your Shareholders' Meeting, and pursuant to Article L. 451-1-2 III of the French Monetary and Financial Code (Code monétaire et financier), we have:

- performed a limited review of the half-year consolidated financial statements of ANF Immobilier, corresponding to the period from January 1, 2015 to June 30, 2015, as attached to the present report;
- verified the information provided in the half-year management report.

The half-year condensed consolidated financial statements were drawn up under the responsibility of the Executive Board. Our role is to express our conclusions on these financial statements based on our limited review.

I - Conclusion on the financial statements

We carried out our limited review in accordance with professional standards applicable in France.

A limited review mainly consists of speaking to members of management responsible for accounting and financial aspects, and implementing analytical procedures. This work is less extensive than that required for an audit performed in accordance with professional standards applicable in France. As a result, a limited review only yields a moderate assurance that the financial statements in their entirety do not contain any significant anomalies; this moderate assurance is less firm than that obtained as the result of an audit.

Our limited review did not bring to light any material misstatements liable to call into question the compliance of the half-year condensed consolidated financial statements with IAS 34, the IFRS standard as adopted in the European Union in respect of interim financial reporting.

II - Specific verification

We have also conducted a verification of the information in the half-year management report commenting on the half-year condensed consolidated financial statements, which were the focus of our limited review.

We have no matters to report regarding its fairness and its consistency with the half-year condensed consolidated financial statements.

Signed in Neuilly-sur-Seine and Courbevoie, August 28, 2015

The Statutory Auditors

PricewaterhouseCoopers Audit	**Mazars**
Pierre Clavié	Guillaume Potel

RISK EXPOSURE

The following risks are those known by the Company as of the date of registration of this report that could have a significant adverse effect on the Group, its operations, financial position, income, and share price, and should be taken into account when making investment decisions. Investors should note that the following list is not exhaustive, and that risks may exist that are unknown as of the date of registration of this report which could have a significant negative effect on the Group, its operations, financial position, income and share price.

Risks related to the Company's business

Risks related to the Company's business area

Risks related to the economic environment and developments in the property market

ANF Immobilier's property assets mainly consist of residential and commercial rental properties located in Marseille, Bordeaux and Lyon and hotel properties located throughout France. As a result, any unfavorable changes in the French economic climate and/or the property markets in Marseille, Bordeaux and Lyon could have a negative impact on ANF Immobilier's rental income and earnings, asset values, investment strategy, financial position, and growth outlook.

Changes in the economic environment and property market may also have a long-term effect on occupancy rates and on tenants' ability to pay their rents and maintenance costs.

Downward fluctuations in the cost of construction index (ICC) and quarterly retail rent index (ILC) of the commercial activities rent index (ILAT) for retail leases or the rent reference index (IRL) for residential leases, on which most of the rents under ANF Immobilier's leases are indexed, could also affect rental income.

It is difficult to predict cycles in the economy and property market, particularly in Marseille, Lyon and Bordeaux. However, ANF Immobilier's existing city-center and new city-center locations give it a dominant position in terms of commercial leases in cities with strong potential and a diverse range of tenants, making the Company's rental income especially resilient in the face of any potential decrease in consumption. Lastly, regarding the project program ongoing until 2019, the development of a new major project only begins when it is secured, which is especially appropriate in a difficult economic environment.

Risks related to the terms of sale of property assets

The value of ANF Immobilier's property assets depends on a number of factors, notably supply and demand in the property market. After a number of very buoyant years, the French property market has slowed over the past few months, in line with the worsening of the financial crisis, notably resulting in fewer transactions.

Against this backdrop, ANF Immobilier may not always be able to sell its property at a time or under market conditions that would allow it to generate the expected profits. These conditions may also encourage or force ANF Immobilier to postpone some transactions. Should this situation continue, it could have a significantly negative effect on ANF Immobilier's real estate value and on its investment strategy, financial position, and growth outlook.

Risks related to interest rate levels

Interest rate levels play a role in the state of the overall economy, with a particular bearing on GDP growth and inflation. They also have an impact on the value of property assets, the borrowing capacity of market participants, and to a lesser extent changes in the ICC, ILC and IRL indices.

Generally speaking, the value of ANF Immobilier's assets are affected by interest rates because this net asset value depends on the property's resale potential, which itself is a function of buyers' borrowing capacity and the ease with which they can obtain credit.

Therefore, a rise in interest rates, especially a sizeable one, could prove detrimental to the value of ANF Immobilier's assets.

In addition, ANF Immobilier may need to use debt to finance its growth strategy, although the Group may also draw on shareholders' equity or carry out bond issues. A rise in interest rates would therefore increase the cost of financing investments by using debt, and could make implementing the Company's growth strategy more costly.

If ANF Immobilier were to obtain additional debt to finance future acquisitions, its financial position would become more sensitive to changes in interest rates through the impact such changes would have on the borrowing costs for loans or bonds. As a result, ANF Immobilier has set up interest rate hedging mechanisms that are designed to limit this sensitivity.

Risks related to the competitive environment

A change in strategy of the property owners neighboring those of ANF Immobilier could affect the implementation of its plan to redevelop the property complexes located on Rue de la Republique in Lyon and in Marseille.

As part of its external growth strategy, ANF Immobilier may come up against a number of international, national or local competitors, some of which (i) may be able to acquire assets under terms and conditions, notably regarding price, that do not correspond to ANF Immobilier's investment criteria and objectives, and/or (ii) have greater financial resources and/or more property.

ANF Immobilier's business and earnings could be negatively affected if it is unable to defend its market share or gain the market share it has targeted and maintain or strengthen its strategy.

Risks related to the Company's operations

Risks related to the regulation of leases and non-renewal of leases

French legislation regarding leases places considerable restrictions on lessors. Contractual terms governing lease lengths, termination conditions, renewals, and indexed rent increases are considered to be a matter of public policy, and the legislation restricts lessors' flexibility in raising rents to match current market rates.

As a result, ANF Immobilier may be faced with a more challenging market environment when its existing leases expire, or may have to cope with changes to French legislation, regulations, or case law that impose new or tighter restrictions on rent increases. Amendments to regulations governing the duration of leases, indexed rent increases, rent ceilings, or eviction compensation for tenants could have a negative impact on the Company's real estate value, as well as ANF Immobilier's operations, earnings, and financial position.

Risks related to default on rent payments

Nearly all of ANF Immobilier's revenue is generated from leasing property to third parties, and the profitability of the Group's leasing business depends on tenants' solvency. As such, tenants facing financial difficulties may be late paying their rent or even default on rent payments, which could have a negative impact on ANF Immobilier's earnings. In this context, ANF Immobilier has put in place a weekly check on customers' outstanding payments and follows up any unpaid debts on a case-by-case basis. In addition, the Company has put in place a review, prior to each lease agreement, of the potential tenant's creditworthiness.

Risks related to the cost and availability of appropriate insurance coverage

ANF Immobilier believes that the type and amount of insurance coverage it has is consistent with industry practice.

Nevertheless, ANF Immobilier could be faced with increasing costs for its insurance policies or losses that would not be fully covered by its insurance policies. Additionally, ANF Immobilier could be faced with insurance shortfalls or an inability to cover certain risks, as a result, for example, of capacity limitations in the insurance market. The cost or unavailability of appropriate coverage in the event of losses could have a negative impact on the Company's real estate value, earnings, operations, or financial position.

Risks related to service quality and subcontractors

ANF Immobilier uses subcontractors and suppliers for some of its maintenance and refurbishment work. ANF Immobilier believes that its operations, outlook, or reputation could be damaged if a subcontractor or supplier shuts down its business, stops payments, or provides unsatisfactory services or products. However, ANF Immobilier believes that it can quickly find new, reliable subcontractors or suppliers if any of its existing contracts are terminated.

Risks related to the inability to find tenants

ANF Immobilier leases space in its owned or acquired property either directly or through estate agents and risks spaces remaining vacant for an extended period of time. ANF Immobilier may encounter problems finding new tenants at suitable rent prices. The rent that the Company charges could therefore be affected by its ability to lease newly vacant space as existing tenants move out. Any such extended vacancies could affect ANF Immobilier's financial position and earnings.

Risks related to information systems

ANF Immobilier and its service providers use certain software applications or packages and manage several specific databases to carry out its rental management operations. ANF Immobilier has implemented IT security procedures at its three sites (Lyon, Marseille, and Paris). Nevertheless, should all of these computer systems and applications be destroyed or damaged simultaneously for any reason, ANF Immobilier's operations could be disrupted and the Group's financial position and earnings could be impacted.

Risks related to ANF Immobilier's assets

Risks related to taxes applied to SIICs (French REITs), a change in these taxes, or the loss of SIIC status. The Group is registered in France as an SIIC (the "SIIC regime"), which is the French equivalent of a REIT

Under Articles 208 C *et seq*. of the French General Tax Code, ANF Immobilier is exempted from paying income tax on profits from rental or sublet properties and some capital gains.

Benefiting from this tax regime is contingent upon compliance with a number of conditions, including obligating the Company to distribute a significant portion of tax-exempt profits and prohibiting a single shareholder from owning 60% or more of the Company's capital and voting rights. Since December 2009, none of the Group's shareholders have owned 60% or more of capital and voting rights.

Furthermore, failure to comply with the obligation to retain the assets the Group has acquired or may acquire for five years under the regime of Article 210 E of the French General Tax Code would be subject to a penalty of 25% of the acquisition price of the asset for which the retention obligation has not been satisfied.

SIIC companies must pay a 20% tax on some payouts to shareholders that are not individuals and which have at least a 10% stake in the Group (directly or indirectly), provided they are not subject to French corporate income tax or an equivalent tax, with some exceptions. For situations where this tax must be paid, Article 24 of the Group's Articles of Incorporation sets forth a payment mechanism through which these charges are ultimately paid by the shareholders that receive the payout.

Risks related to applicable regulations in France

ANF Immobilier is required to comply with numerous specific and general regulations governing the ownership and management of commercial property, in addition to those related to ANF Immobilier's SIIC status. These regulations cover urban planning, building construction, public health and safety, environmental protection, security and commercial leases. Regulations regarding environmental protection and public health and safety concern, in particular, the ownership and use of facilities that could generate pollution (e.g. classified facilities), the use of toxic substances in building construction, and the storage and handling of such substances.

Any substantial change in the regulations governing ANF Immobilier's operations could result in additional expenditures, and could impact its operating profit and development or growth outlook.

Furthermore, ANF Immobilier must obtain approval from administrative bodies for construction projects it plans to carry out in order to expand its property. This approval may be difficult to obtain in some cases, or could be subject to stricter conditions. In addition, construction or renovation work may be delayed by any required environmental remediation or archaeological excavation work, or by issues related to soil typology. Any such events could hinder ANF Immobilier's development or growth outlook.

As with most property owners, ANF Immobilier cannot guarantee that its tenants will fully comply with all applicable regulations, particularly those regarding the environment, public health and safety, security, urban planning and operating permits. Non compliance by a tenant could lead to sanctions for ANF Immobilier as the property owner, and could impact its earnings and financial position.

Asset value risks

ANF Immobilier's property asset portfolio is appraised every six months by independent appraisers. The appraisals are performed in accordance with the specifications laid down by the French Association of Property Appraisers (Afrexim) and the recommendations issued by the working group chaired by Mr. Barthes de Ruyter in its February 2000 report on the appraisal of real estate assets for listed companies. The value of a property portfolio depends largely on the property market and several other factors including the overall economy, interest rates, the climate for property leases, etc., all of which play a role in the net asset value determined by the appraiser.

Based on the portfolio value determined by the independent appraisers, ANF Immobilier may need to recognize an impairment provision in accordance with the appropriate accounting standards, if this proves to be necessary. A drop in the value of ANF Immobilier's real estate assets would also impact the LTV ratio used as a reference for certain banking covenants. As of June 30, 2015 ANF Immobilier's LTV ratio stood at 45.0%. The covenants included in the loan agreements signed by the Company are based on an LTV ratio of up to 50%. As such, ANF Immobilier considers that only a sharp drop in the value of its property assets could represent a risk of non-compliance for the ratio of the aforementioned covenants. Furthermore, the determined value of an asset may not be exactly equal to the sale price realized by ANF Immobilier in a transaction, notably in a sluggish market.

Risks related to the Group's growth strategy

ANF Immobilier's growth strategy involves making selective property purchases. However, ANF Immobilier cannot guarantee that suitable purchasing opportunities will arise, or that any purchases it does make will be completed in the initial timeframe, or generate the expected return.

Property purchases carry risks related to: (i) conditions in the real estate market; (ii) a large number of investors being in the real estate market; (iii) the potential return on a rental investment; and (iv) problems with the assets that may be discovered after it has been purchased, such as toxic substances, other environmental hazards, or regulatory difficulties.

ANF Immobilier may need to employ considerable financial resources to purchase some of its properties. This could involve assuming additional debt or issuing equity securities, both of which would impact ANF Immobilier's financial situation and income.

Risks related to the ownership of property acquisition entities

The Group's real estate investment business could lead to buying and selling real estate, either directly or through the buying and selling of shares or holdings in other entities that own said real estate. The partners in some of these entities could be liable to third parties for all the entity's debt that originated before they sold their shares (for general partnerships) or that became due before the sale of the entity (for civil companies). Potential actions taken by creditors to collect any debt that originated before the sale transaction could have a negative impact on the Company's financial position.

Risks related to health and safety hazards (asbestos, legionella, lead, classified facilities, etc.) - flooding and building collapse

ANF Immobilier's property assets could be exposed to health and safety hazards such as those related to asbestos, Legionella, termites or lead. ANF Immobilier, as the owner of buildings, facilities and land, could be formally accused of failure to adequately monitor and inspect facilities. Any proceedings alleging ANF Immobilier's potential liability could have a negative impact on its operations, outlook, and reputation. ANF Immobilier closely follows all applicable regulations in this area in order to minimize this risk, and has a preventative approach in carrying out property inspections and, if necessary, doing any work needed to comply with regulations.

ANF Immobilier's property assets may also be exposed to natural disasters or technological incidents, or receive an unfavorable inspection report from a safety commission. Any such event may require the full or partial closure of the premises concerned. This could make ANF Immobilier's assets less attractive, and have a negative impact on its operations and income.

Risks related to new development projects

The Company is developing its portfolio by constructing new buildings for major tenants.

This development business may expose the Company and its subsidiaries to risk: delays in delivery, construction running over budget, technical construction problem, adverse fluctuations in the price of raw materials, non-issue of permits, appeals by third parties, default by a builder, etc.

All foreseeable risks are included in each construction contract and are covered by financial completion guarantees and bank sureties to ensure the long term security of the project. Moreover, we select construction companies with sound financials and a national reputation.

Market risks

Interest rate risks

ANF Immobilier's net bank borrowings totaled €531 million as of June 30, 2015, according to the financial statements for the period then ended. ANF Immobilier has a policy of hedging interest rates over the lifetime of its loans.

The Group uses a number of financial derivatives to address this. The goal is to reduce, wherever deemed appropriate, fluctuations in cash flows as a result of changes in interest rates. The Group does not enter into financial transactions if it entails a risk that cannot be quantified.

ANF Immobilier has undertaken to comply with the following hedging requirements:

• Natixis, BECM, BNPP, CA:	80% of debt hedged at fixed rates;
• CEPAC:	90% of debt hedged at fixed rates;
• CFF:	80% of debt hedged at fixed rates.
• HSBC:	100% of debt hedged by CAP.

To this end, the Group has arranged 18 interest rate hedging contracts (including three which are forward start) to swap three-month Euribor variable rates for fixed rates. The Group is diversifying its derivatives and holds six Cap agreements to set a variable rate ceiling. The details of these agreements and the impact of interest rate derivatives on ANF Immobilier's consolidated financial statements are included in Note 5 to the consolidated financial statements.

ANF Immobilier is exposed to the risk of interest rate changes for its future financing.

Liquidity risk – Debt capacity

ANF Immobilier's strategy relies on its ability to use financial resources in order to finance its investments, purchase property, and refinance debts as they fall due. ANF Immobilier (i) may not always have the desired access to financial markets, or (ii) may be required to obtain financing under terms that are less favorable than initially planned. This type of situation could arise, in particular, as a result of financial market trends, a major event affecting the real estate industry, or any other change in ANF Immobilier's operations, financial position or shareholding structure likely to influence investors' views of ANF Immobilier's credit quality or attractiveness as an investment.

In terms of liquid assets, ANF Immobilier takes steps to ensure that the amount of rental income it receives is always sufficient to cover the Group's operating expenses, interest payments, payments for existing financing, and payments for any new financing acquired to support its investment strategy.

ANF Immobilier's liquid assets risk management policy involves monitoring its loan duration and available lines of credit, as well as the diversification of its sources of financing.

Some of ANF Immobilier's loans contain the usual covenants and clauses governing early repayment and financial commitments, which are described in Note 6 to the interim consolidated financial statements for the six months ended June 30, 2015.

Given ANF Immobilier's financial position as of the date of registration of this report, ANF Immobilier does not feel it faces any risks related to liquid assets.

Equity investment risks

As of June 30, 2015, the Company owned 921,244 ANF Immobilier shares (including the ANF Immobilier shares in the liquidity contract), liquid assets and investment securities amounting to €13.2 million. As a result, ANF Immobilier does not feel it faces any significant risks related to equity investments.

Foreign exchange risk

As of the date of this report, ANF Immobilier generates all its revenue in the euro zone and pays all its expenses (including investment costs) in euros. As a result, the Company is not exposed to any foreign exchange risks.

Company-specific risks

Risks related to the Company's shareholding structure

As of the date of this report, Eurazeo is the majority shareholder of ANF Immobilier in terms of shares and voting rights. Consequently, Eurazeo has significant influence over ANF Immobilier and the way it runs its business. Therefore, Eurazeo can make important decisions regarding not only the composition of the Executive and Supervisory Boards, approval of the financial statements, and dividend payouts, but also ANF Immobilier's capital or its Articles of Incorporation.

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ANF IMMOBILIER