2019 HALF-YEAR RESULTS

July 25, 2019

MERCIALYS

Preliminary remarks

The 2019 first-half consolidated financial statements were approved by the Board of Directors on July 24, 2019.

A limited scope review of these financial statements has been performed by the statutory auditors.

Contents

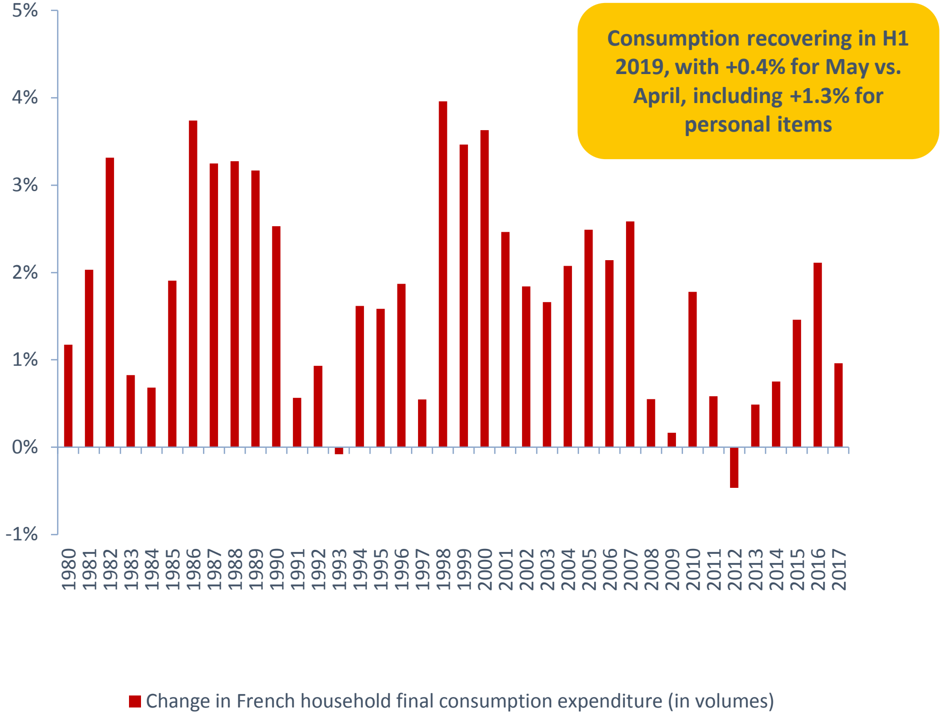
Strong and balanced growth in a constantly evolving market

Vincent Ravat
Chief Executive Officer

MERCIALYS

Consumption and investment cycles

History of household consumption in France (1)



History of investments in retail real estate in France (2)

(1) *Source: Insee*

(2) *Source: BNPP Real Estate*

Sustainable profitability thanks to a proven ability to anticipate underlying trends

2013	2014	2015	2016	2017	2018	H1 2019

2013
- Launch of the hypermarket and cafeteria space rationalization and tailored store configuration strategy
- Development of Casual Leasing

2014
- Start of environmental certification for shopping centers

2015
- Launch of a unique brand and identity for all the shopping centers
- Acquisition of city-center retail assets enabling mixed-use developments

2016
- Launch of the B to C e-loyalty program

2017
- Launch of the digital platform for B to B services

2018
- Definition of 5 new strategic pillars
- Definition of the company's 2 degrees compatible environmental strategy

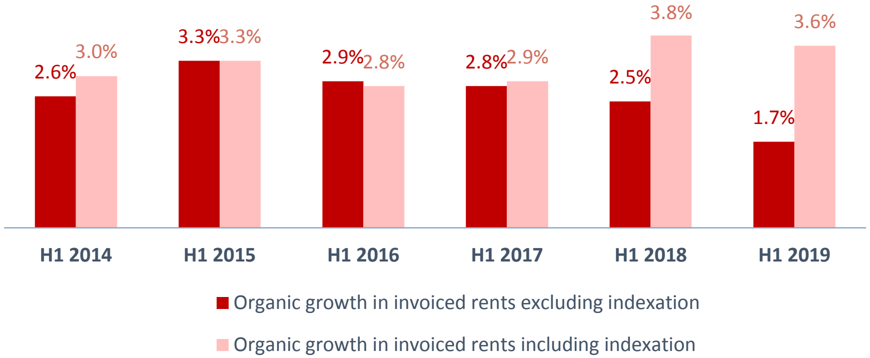
H1 2019
- Rollout of pilot projects on the new strategic pillars

Strategic decision aligned with:

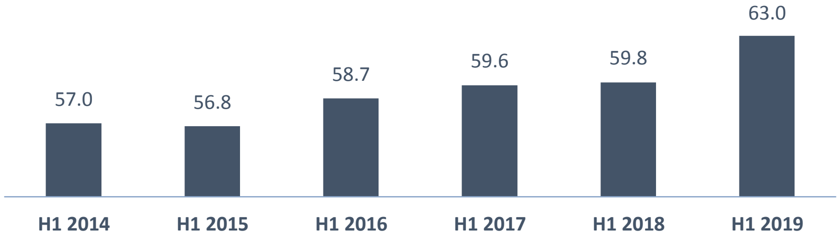
- *Changes in consumer habits and brand requirements*
- *Digital and societal evolutions*
- *Macroeconomic environment and shareholders expectations*

Strong first half in line with performance for previous years

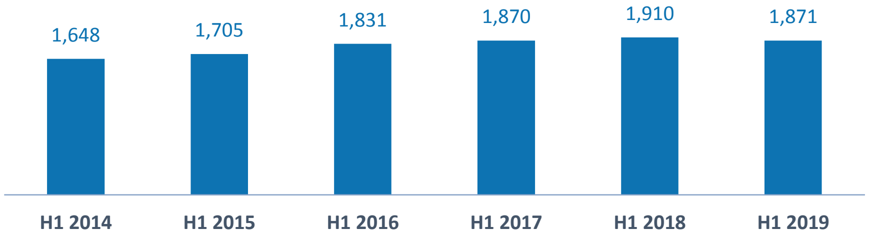
Organic growth (%)



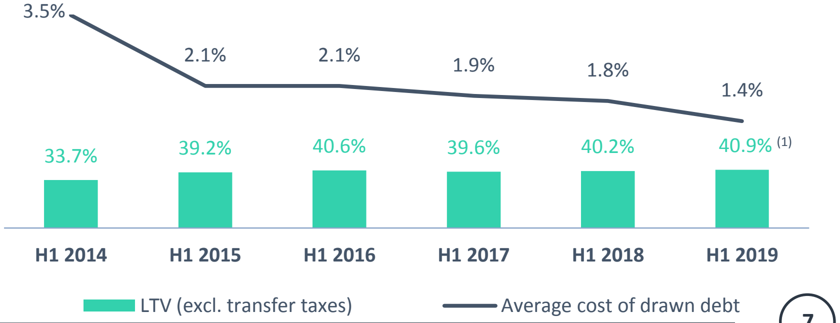
FFO (€mn)



EPRA NNNAV (€mn)



LTV and average cost of drawn debt (%)

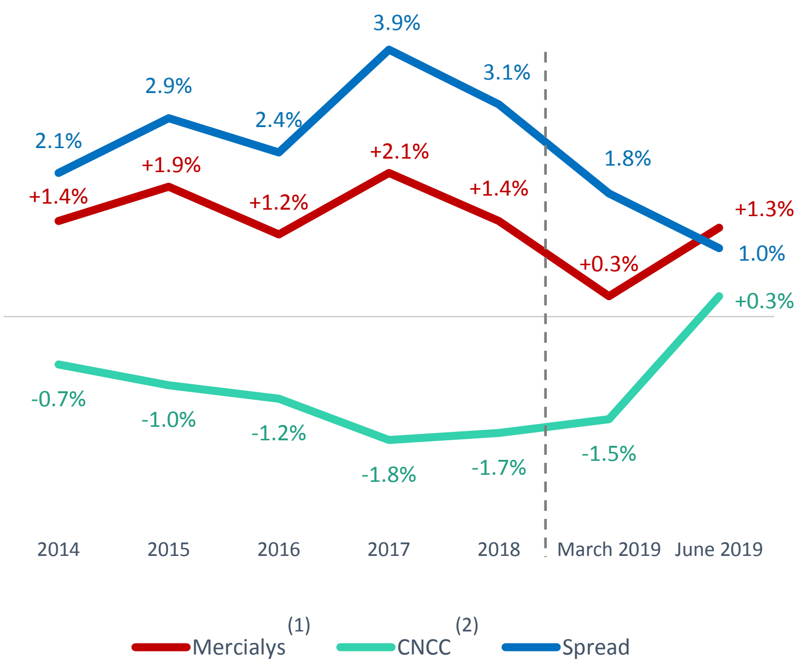


MERCIALYS

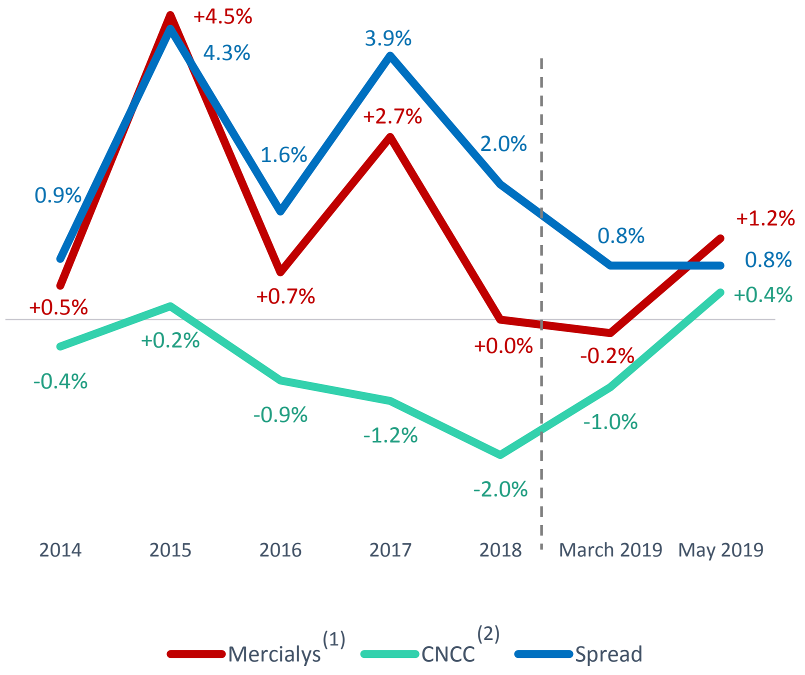
(1) 39.3% proforma for the preliminary sales agreements signed for the La Garenne-Colombes Monoprix site in May 2019 and for the Saint-Germain-en-Laye Monoprix site in July 2019

With the situation improving on the consumption front

Cumulative change in Footfall at end-June 2019



Cumulative change in Retailer sales at end-May 2019

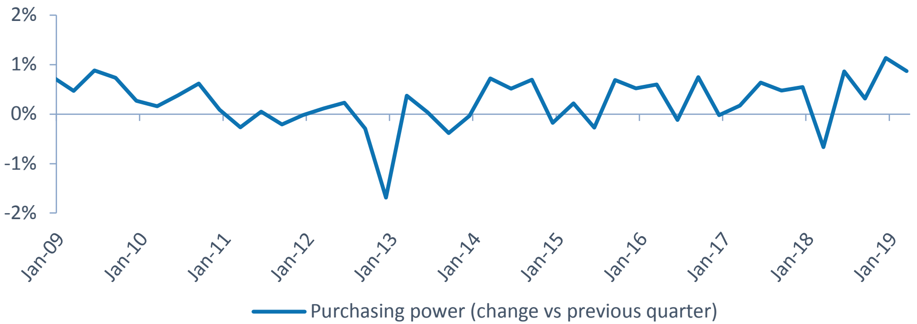


[1] Mercialys' large centers and main neighborhood shopping centers based on a constant surface area, representing c. 85% of the Company's shopping centers value

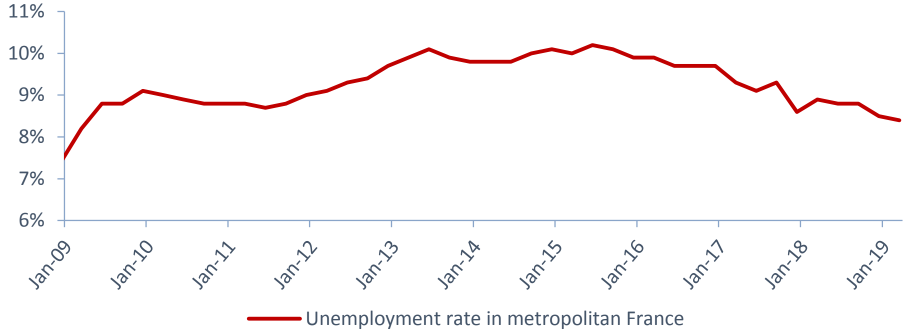
[2] CNCC index – all centers, comparable scope

And supportive economic trends for the rest of the year (1)

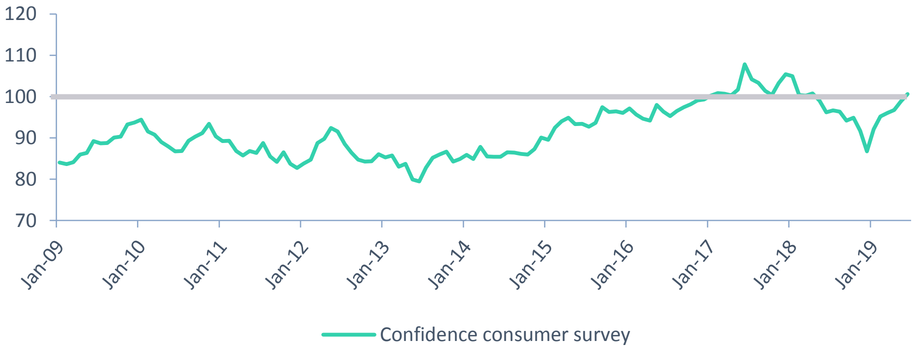
Change in purchasing power at decade highs



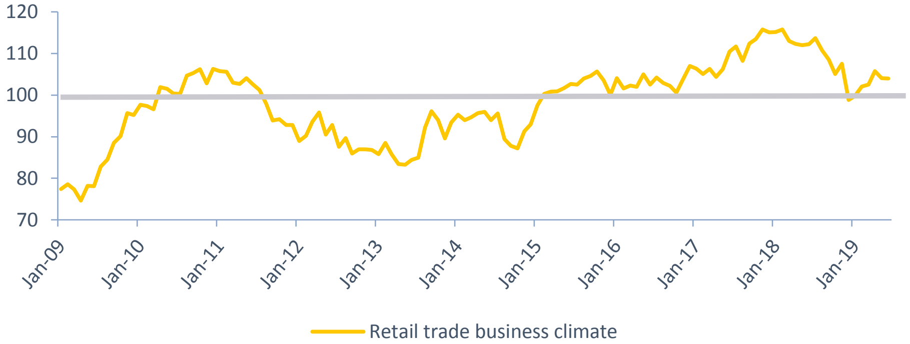
Unemployment rate at decade lows



Consumer confidence survey showing a clear upturn



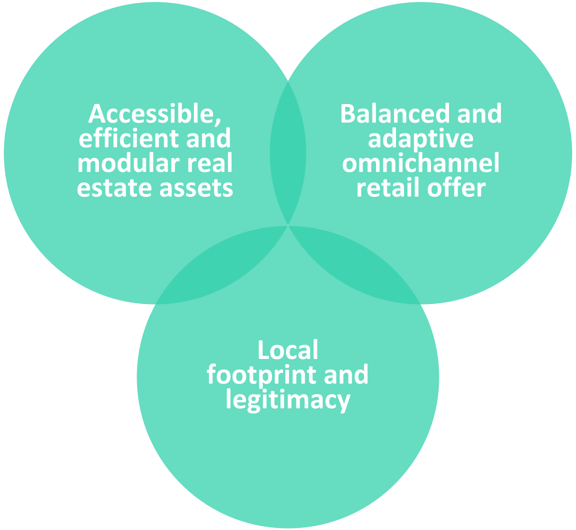
Retail trade business climate also seeing positive trends



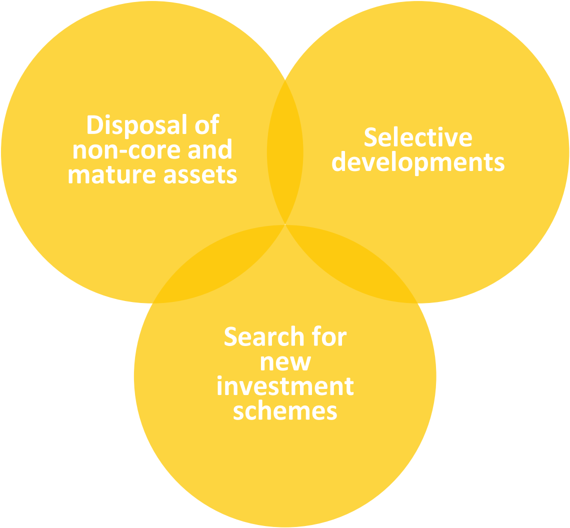
(1) *Source: Insee*

Clear priorities for 2019 onwards in an increasingly polarized market

Establishing leading assets in France's main urban hubs



Keeping strong capital discipline



Maintain shareholder value accretion

Delivering on strategic priorities

Vincent Ravat
Chief Executive Officer

Elizabeth Blaise
Deputy Chief
Executive Officer

MERCIALYS

What customers want?

Customer arbitrage is

Perceived value

VS.

Perceived effort

≠

Customer arbitrage is not

Physical retail

VS.

E-commerce

Winning retailers present three main characteristics

- **Optimized logistics** for a seamless omnichannel customer journey
- **Strong identity** to build customer engagement
- **Top-notch customer experience** for easy and comfortable buys

Changes in French customers' top 10 favorite brands over the decade illustrate these trends[1]

	2010	2014	2018
E-commerce pure players	30%	20%	0%
Omnichannel players	50%	60%	50%
Sector reference	60%	50%	80%
Price competitiveness	60%	50%	50%
In-store experience	50%	60%	60%

[1] *Source: Mercialys, based on OC&C - Enseignes préférées des Français - La prime à l'émotion / EY-Parthenon: Enseignes préférées des Français 2019*

Rapidly delivering on Mercialys' 5 strategic drivers

5 strategic drivers

- From asset manager to **retail and services hub**
- From landlord to **last-mile player**
- From customer knowledge to **personalized customer relationships**
- From mass market consumption to **better living**
- From mono to **multi-functional sites**

35 in-house projects

- **Transversal "project mode" organization**
- **"Test and learn" approach**
- **Short lead-times**

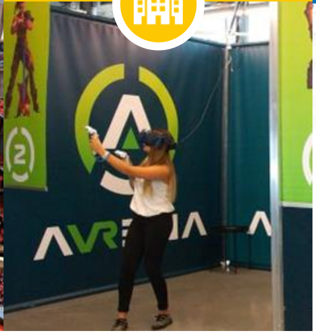
Wide range of initiatives to improve customers’ journey…

NEW PRODUCTS AND SERVICES

Fresh and local products

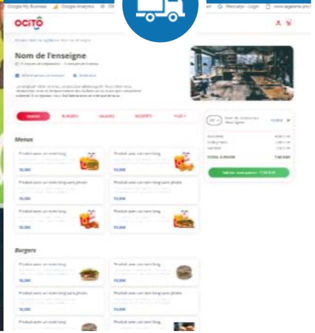
La “Fermette”
25 sq.m
€21k monthly sales 1,500 monthly customers

New affordable leisure offers



1,500 players per month enjoying Avrena’s new virtual reality concept at Grenoble shopping center

Products delivered at home or at work

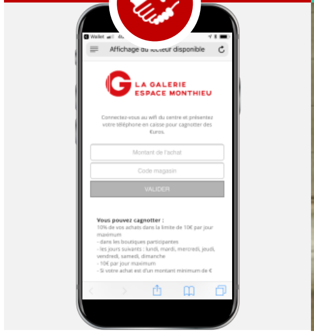


9 restaurants engaged in the pilot phase

Delivery and Click & Collect options

BUILDING ENGAGEMENT

Loyalty program further focused on purchasing power



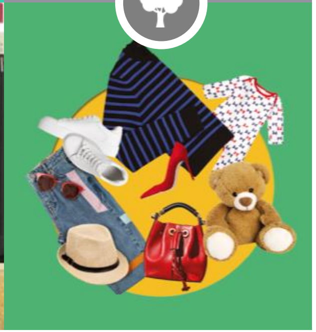
Leveraging Mercialys’ 870,000 qualified contacts database

Services for a smoother shopping journey

18 uses per day on average for each mobile phone charging station

Helmet and clothes lockers

Collecting clothes for charities

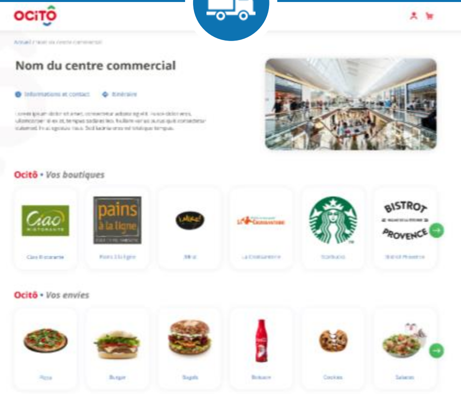


27 shopping centers equipped

…benefiting retailers’ revenues and customer knowledge

MORE SALES

New sources of revenues



Way to extend shopping centers’ reach

Food delivery as a springboard towards a larger local logistics service

Targeted marketing actions

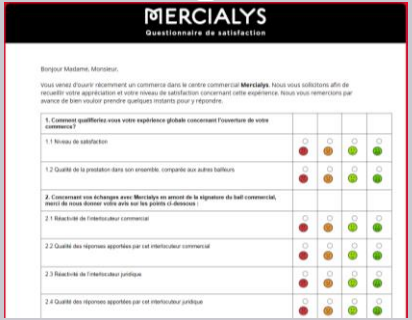
€1.0 invested in marketing activation campaigns
=
Up to €6.0 of sales generated depending on the shopping center

MORE SATISFACTION

Shared data analysis for better understanding of consumption patterns and cross-selling

20,000 purchases representing more than €1m of sales carefully analyzed over the last 6 months

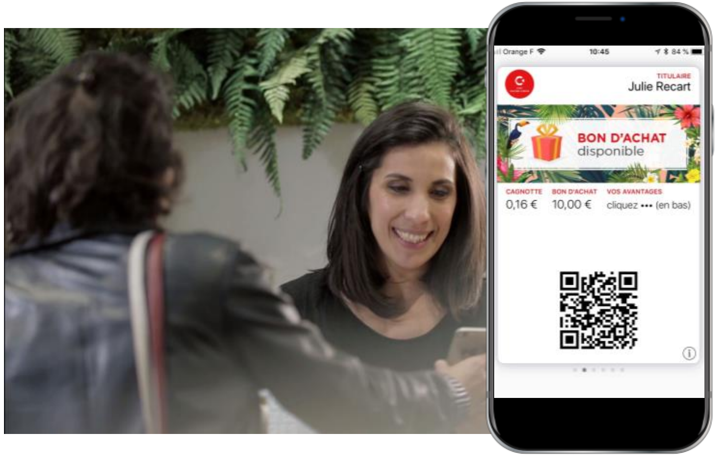
B2B database and surveys to measure tenant satisfaction



83% of tenants satisfied or very satisfied by Mercialys’ value proposition

Focus on the next step with the digital loyalty program: the Wallet

Capitalizing on Mercialys' pioneering e-loyalty program:
shifting from the G La Galerie app to an embedded phone technology



Main features

- While people focus on their most used apps, the extremely simple and effortless Wallet enrollment flows make it easy for the 870,000 contacts from Mercialys' database to sign up with just one email click
- Customers aggregate benefits from all their purchases in the shopping center within their wallet and receive personalized offers according to their purchases
- Program managed by local shopping center directors in cooperation with retailers

Already live in 4 shopping centers

Extension to 80% of the portfolio by end-2020

Benefits for customers

- Increased purchasing power
- Personalized services and offers
- Technology directly integrated in mobile phones

Benefits for tenants

- Increased traffic and sales
- Increased knowledge on targetable customers
- Measurable performance for marketing actions

Benefits for Mercialys

- Enrichment of the KPI database (sales per type, average basket per shop, per visit, etc.)
- Creation of an in-house service that can be licensed to other players
- Low capex development with a zero net operating cost

Focus on last-mile delivery: an unsolved equation

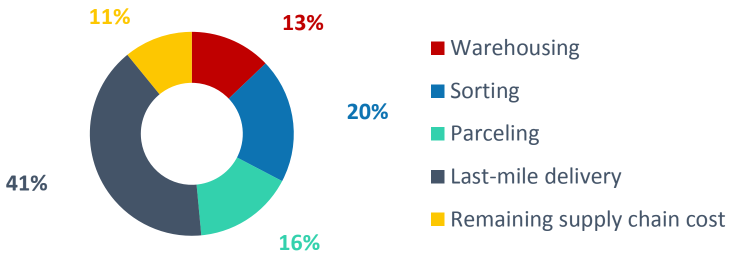
Main highlights from the Capgemini research institute[(1)]

Very high online customer expectations

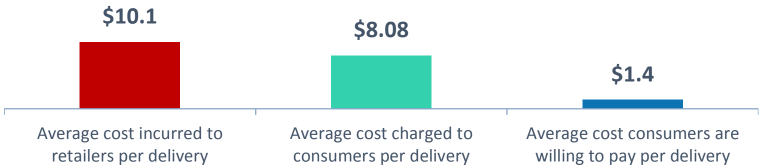
Fast delivery	Within two hours
Frequent delivery	At least once per week
At a convenient time	When they are free
With decreasing baskets	Ranging from $31 to $67 per month depending on the type of product
And no willingness to really pay for the delivery service	4.60% of the order value on average for a two-hour delivery

Weighing on retailers' profitability

Split of retailers' supply chain costs



Cost incurred to retailers vs. cost charged to customers per delivery



(1) *Source: Capgemini research institute – The last-mile delivery challenge*

Focus on last-mile delivery: an unsolved equation

In the current economic and technological conditions, the store remains the most rational option

Store seen by retailers as the best way to fulfill last-mile delivery[(1)]

57% of retailers prefer retail storefront for two-hour delivery

43% of retailers prefer retail store backroom for same-day delivery

Alternatives at very early stage or hardly solving the economic issue[(1)]

- Drones
- Autonomous vehicles
- Delivery to car
- Delivery inside home when customer is away
- Self-service lockers

In addition, cities face major challenges with the increase in traffic[(2)]

Nuisances

- Noise
- Pollution

Public amenities and roads

- Wear-and-tear
- Congestion

Safety

- Delivery staff
- Local residents

[(1)] *Source: Capgemini research institute – The last-mile delivery challenge*

[(2)] *Source: French Ministry for the Ecological and Inclusive Transition - Les 7 familles d’actions pour les marchandises en ville*

Focus on last-mile delivery: Mercialys seizes the opportunity

Ocitô: the 1st omnichannel dining offer for shopping centers

3 main features

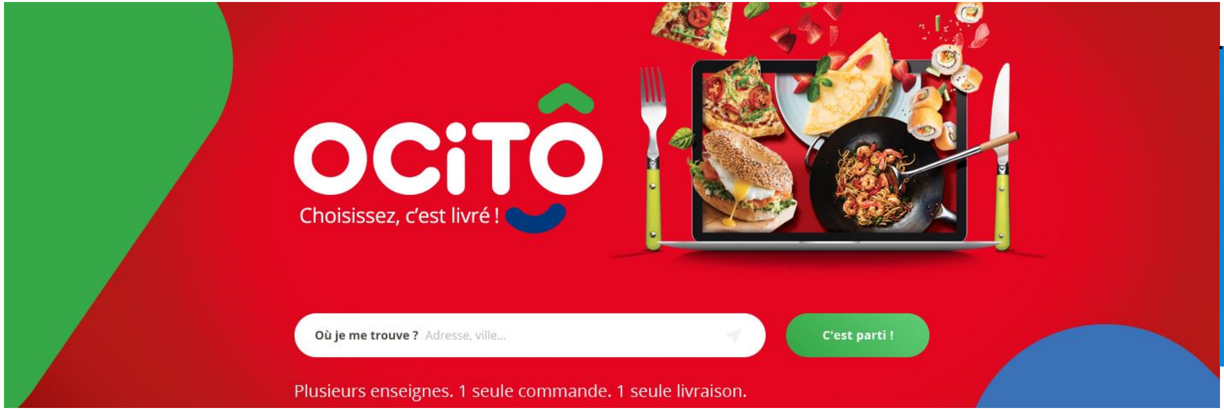
- Web-responsive website (mobile, desktop) offering a large sample of the shopping centers’ restaurants
- One single order for several restaurants
- Delivery or Click & Collect

3 objectives

- Bringing additional turnover to our restaurants increasing their reach within the catchment area
- Meeting end-customer expectations for their dining experience
- Low capex development (below €300k) and operating costs 100% covered by standard commissions

3 success factors

- Low customer acquisition cost due to the local reputation of the shopping centers
- One single origination point making delivery cheaper and easier
- Targeting outskirts of tier 2 cities where delivery pure-players cannot operate in a profitable way



Live at Angers and Toulouse shopping centers in Q4 2019

A service **that can be extended** for all the types of products sold in the shopping centers

Low **GAFA** dependence

Focus on transforming mono sites to multi-functional use: coworking

Low capex transformation of non-productive space, to respond to changing working habits and make shopping centers the new place to work

2 main features

- Ideally located, accessible coworking spaces with great design
- Activity owned by Mercialys and operated by both in-house skills and a specialized partner

2 objectives

- Converting non-productive spaces (offices, upstairs units, structurally vacant units) into yielding areas
- Bringing new potential customers to the shopping center

2 success factors

- Targeting areas with limited structured office markets and few existing coworking offers
- Affordable price from €180 per month per workstation

CAP COWORK

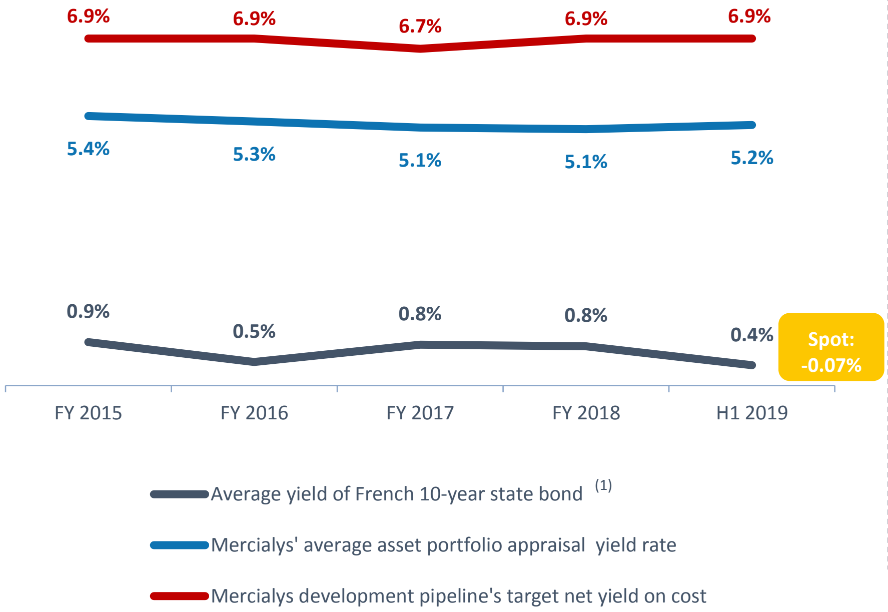
Two openings in **Q4 2019:**

Angers shopping center
Grenoble shopping center

Half of the portfolio in value terms eligible

Capital allocation strictly focused on value creation

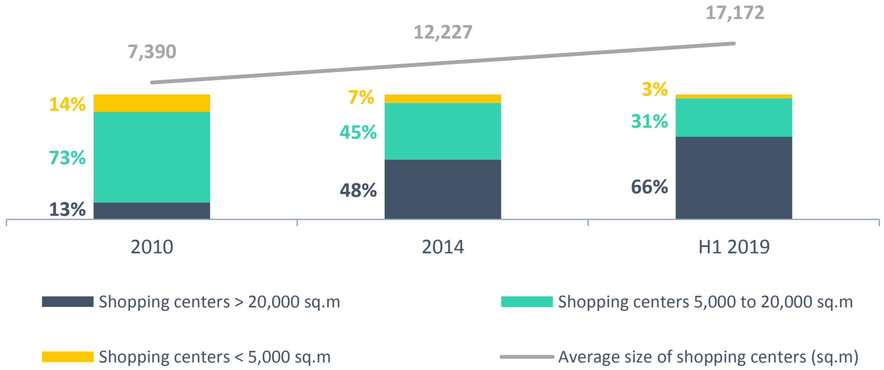
Attractive yields with a very low risk profile thanks to selective brownfield developments



Commitment to maintain balanced leverage matching investments with disposals

- 10 assets identified as non-core worth c. €200m of gross asset value
- Potential additional opportunistic disposals
- Arbitrage criteria
  - Leadership
  - Geography
  - Development potential

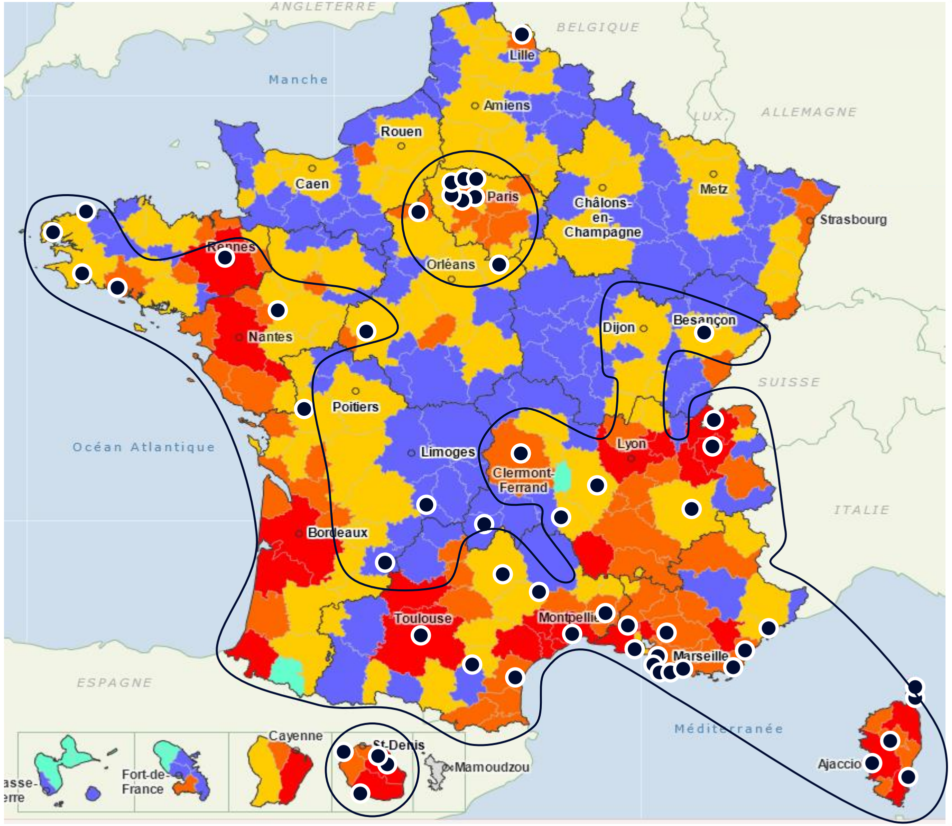
Shopping center[2] breakdown by size
(as % of shopping center gross asset value including rights)



MERCIALYS

[1] *Source: Bloomberg*   [2] *i.e. excluding City Center and Other assets*

Resilient portfolio focused on leading geographies(1)



Assets located in leading cities outside of Paris with very supportive socio-economic trends

- Very strong employment and population growth
- Employment and population growth
- Population growth and decreasing employment
- Decreasing population and employment growth
- Decreasing population and employment
- Location of Mercialys assets

(1) Source: Insee

€121.1m of asset sales including transfer taxes at end-July 2019

High-street retail

- Preliminary sales agreements signed for the La Garenne-Colombes Monoprix site in May and for the Saint-Germain-en-Laye Monoprix site in July
  - Despite Mercialys' extensive due diligence, these sites mixed-use projects are compromised due to operational, legal and administrative constraints

€96.6m including transfer taxes

Hypermarket

- Sale by SCI Rennes-Anglet, 30% owned by Mercialys, of hypermarket premises at the Rennes and Anglet sites
  - Anglet hypermarket premises sold in May 2019 to a Leclerc member. Alongside this, Mercialys sold Group-owned units at this site
  - Rennes hypermarket premises sold in July 2019 to a Leclerc member. Alongside this, Mercialys sold a Group-owned unit at this site

€17.4m including transfer taxes[1]

Shopping center

- Finalization of the Gap site's sale in February 2019

€7.1m including transfer taxes

[1] *Combined impact of the sales of the Rennes and Anglet sites based on Mercialys' share*

A deep and flexible pipeline

(in millions of euros)	Total investment	Investment still to be committed	Target net rental income	Target net yield on cost	Completion date
COMMITTED PROJECTS	**12.1**	**11.6**	**0.9**	**7.1%**	**2019**
Le Port	12.1	11.6	0.9	7.1%	2019
Food court	0.8	0.2	-	-	-
Retail park	11.3	11.3	-	-	-
CONTROLLED PROJECTS	**207.3**	**207.0**	**10.4**(1)	**6.7%**(1)	**2020 / 2022**
Redevelopments and requalifications	66.2	65.9	4.4	6.7%	2020 / 2021
Aix-Marseille Plan de Campagne (transformation)	10.4	10.4	-	-	-
Extensions and retail parks	88.9	88.9	6.0	6.7%	2020 / 2022
Aix-Marseille Plan de Campagne (extension phase 1)	13.5	13.5	-	-	-
Mixed-use high-street projects	52.2	52.2	na	na	2021 / 2022
IDENTIFIED PROJECTS	**338.3**	**338.2**	**21.6**(1)	**7.0%**(1)	**2022 / 2025**
TOTAL PROJECTS	**557.7**	**556.8**	**32.9**(1)	**6.9%**(1)	**2019 / 2025**

COMMITTED
Projects fully secured in terms of land management, planning and related development permits

CONTROLLED
Projects effectively under control in terms of land management, with various points to be finalized for regulatory urban planning (constructability), planning or administrative permits

IDENTIFIED
Projects currently being structured, in emergence phase

(1) Excluding the impact of mixed-use high-street projects, which may also generate property development margins

Investing to further enhance the leadership of our shopping centers

Le Port

- €12.1m investment
- 7.1% target net yield on cost

- Indoor food court: 8 units on 750 sq.m GLA
- Outdoor food court: 6 units on 575 sq.m GLA
- Retail park: 3 medium-sized stores on 3,600 sq.m GLA

Investing in living spaces with integrated urban facades

Gassin

- **Project to reconfigure and extend the center to further strengthen its commercial appeal**
- **Extension based around a walkway with open spaces, with 9,200 sq.m additional GLA**

Investing in living spaces with integrated urban facades

Mandelieu

- Mixed-use vertical project, incorporating a leisure, dining, culture and services selection, to consolidate the site's role as a "living center"
- Extension of the center in the parking area based on a walkway with modern urban facades, with an additional 7,000 sq.m GLA on 3 levels

Investing in mixed functions and programs

Saint-Denis

- **Requalification of the Leader Price store and development of 14,000 sq.m of residential space, with 186 apartments and a 63-room student residence**
- **Mercialys co-developer with the Panhard group**
- **€9.8m total investment / 8% target IRR**

- **Provisional schedule**
  - **Q4 2019**: building permit application submitted
  - **Q3 2022**: new Leader Price delivered
  - **Q4 2023**: apartments and student residence delivered

Architect: Ateliers 2/3/4

Investing in mixed functions and programs

Puteaux

- Requalification of the Monoprix supermarket on rue Jean Jaurès, the city's main shopping street, and development of a collective housing program with 140 apartments for the non-regulated sector

- Mercialys co-developer with the Vinci Immobilier group
- €15.8m total investment / 8% target IRR

- Provisional schedule
  - **Q2 2020**: building permit application submitted
  - **Q4 2023**: Monoprix delivered
  - **Q4 2024**: apartments delivered

Architect: Arte Charpentier Architectes

Investing in mixed functions and programs

Marcq-en-Barœul

- **Requalification of the mall, with a Monoprix supermarket as its flagship, and development of a collective housing program, with 203 units: 104 independent-living senior apartments, 31 non-regulated sector apartments and 68 affordable housing apartments**

- **Mercialys co-developer with the Acapace group**
- **€22.0m total investment / 8% target IRR**

- **Provisional schedule**
  - Q1 2020: building permit application submitted
  - Q4 2023: new mall delivered
  - Q4 2024: apartments delivered

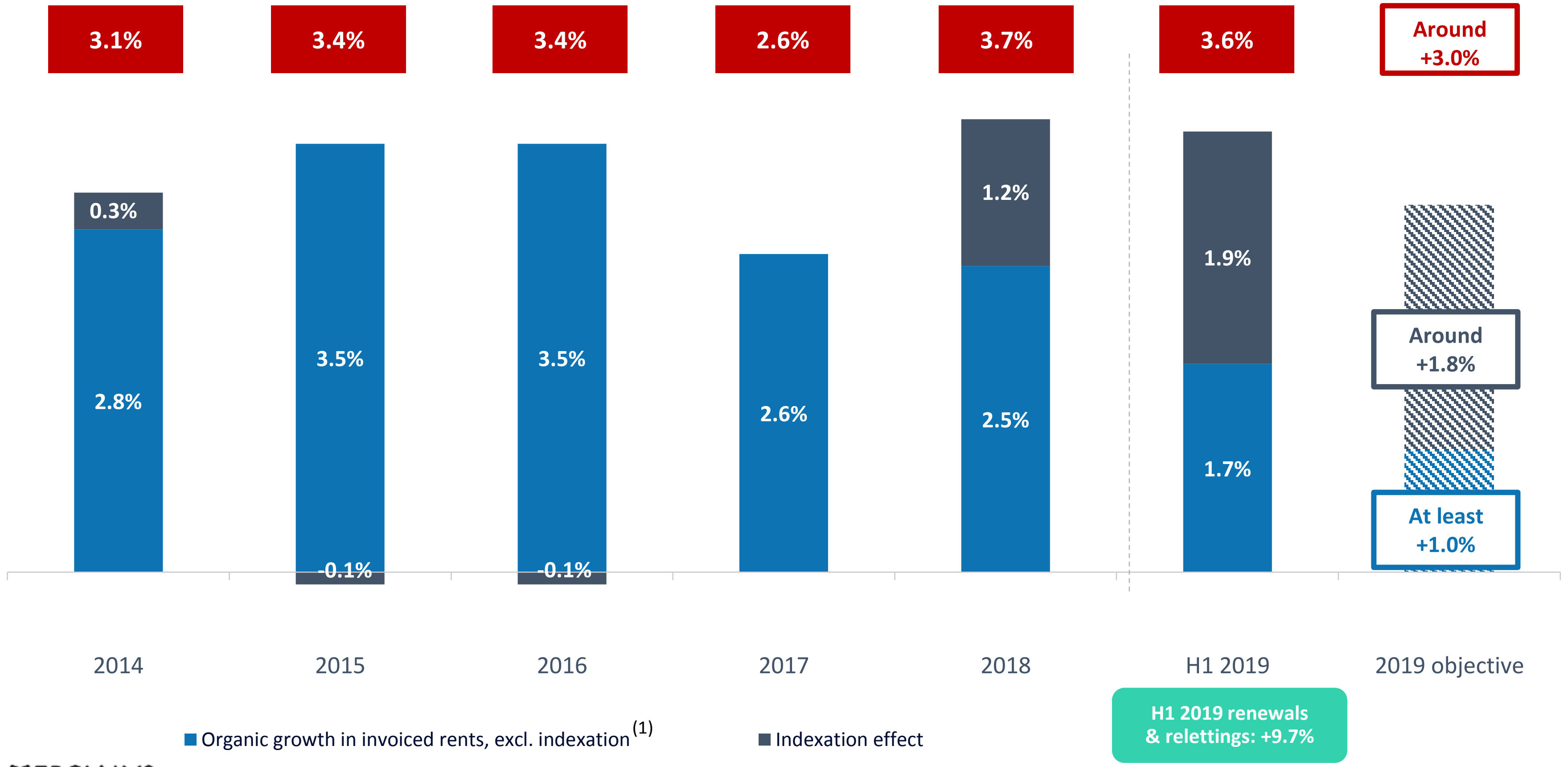
Architect: GHA Architectes

Financial structure and results

Elizabeth Blaise
Deputy Chief Executive Officer

MERCIALYS

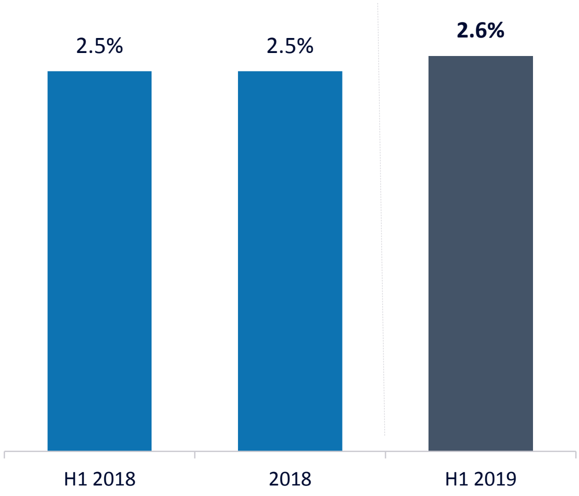
Strong organic growth benefiting from a positive calendar effect



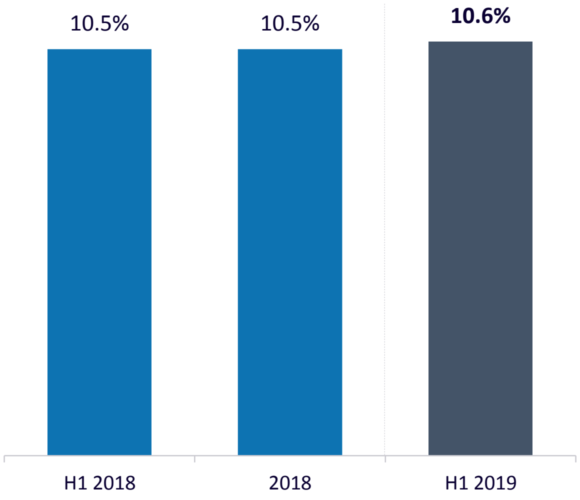
(1) *Assets enter the like-for-like scope used to calculate organic growth once they have been held for 12 months*

Low vacancy rate and reasonable occupancy cost ratio

Change in recurring financial vacancy rate[1]



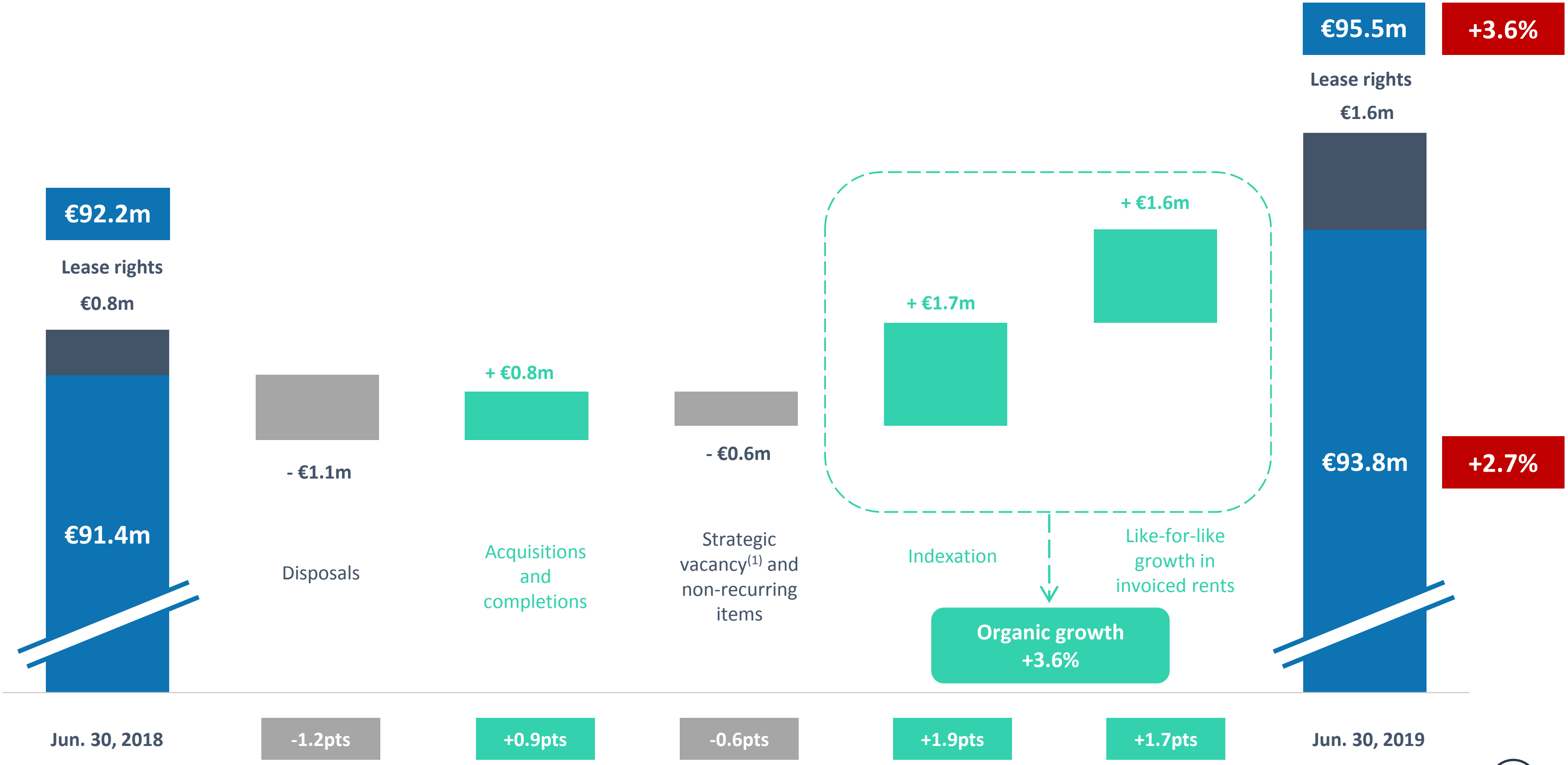
Change in occupancy cost ratio



(rents + charges including marketing costs + work charged back to tenants, including tax) / tenants' sales including tax
Excluding large food stores

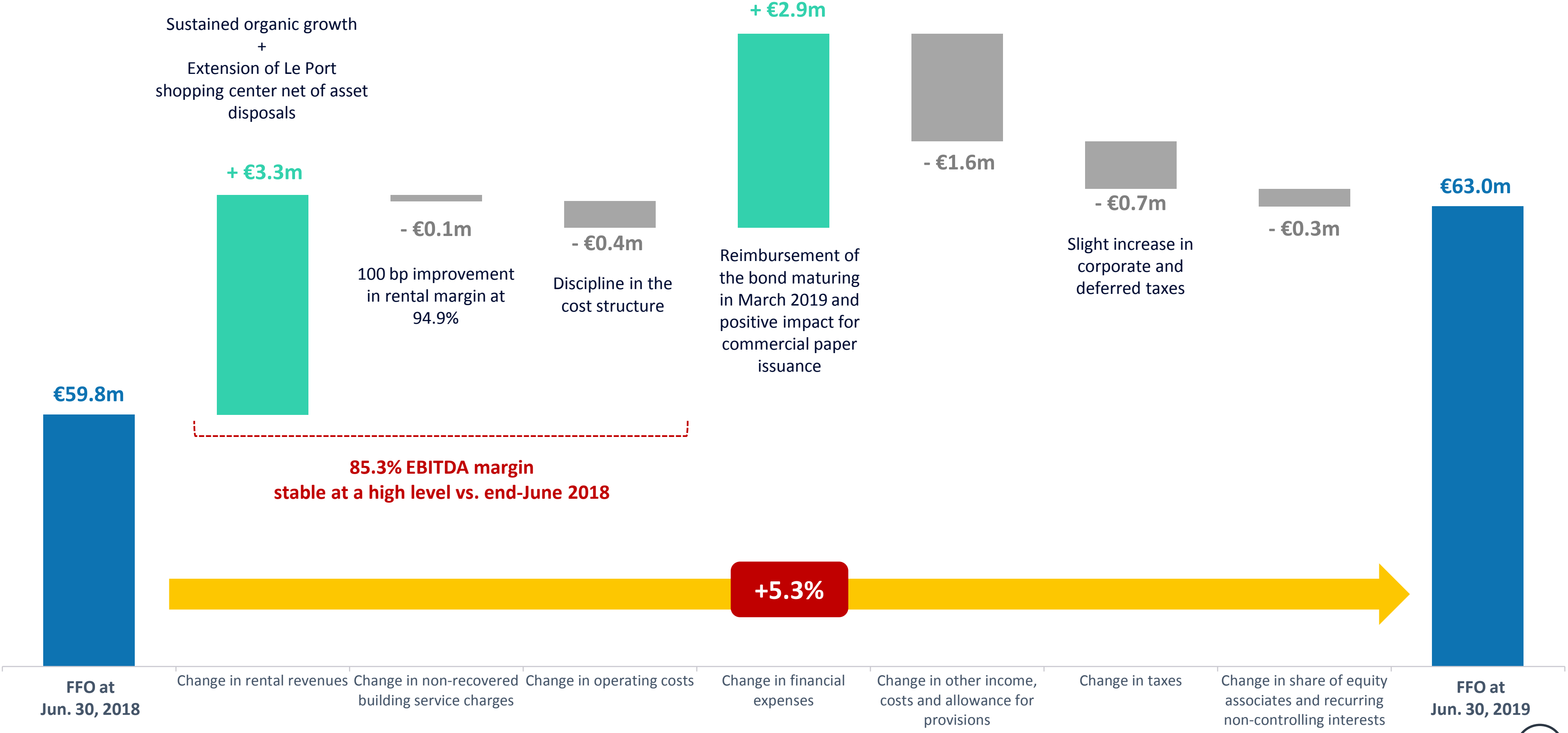
[1] *Mercialys' occupancy rate and vacancy rate do not include agreements relating to the Casual Leasing business*

High level of growth in rental revenues



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

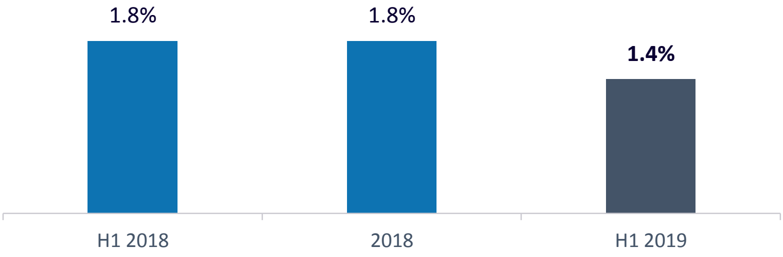
FFO up +5.3%, higher than the 2019 objective



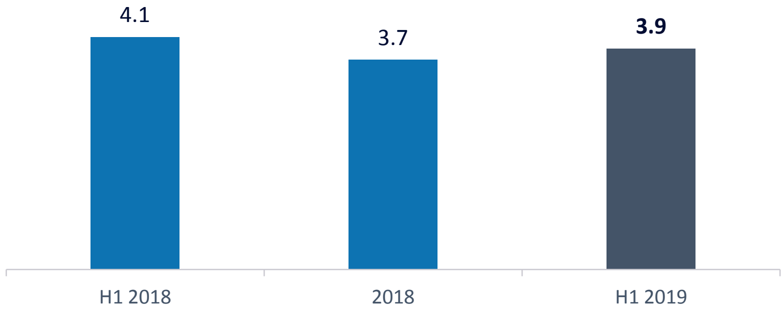
Optimized financing costs following the reimbursement of the March 2019 bond

- **Net debt: €1,470.2m including**
  - €1,200.0 m of bond debt
  - €401.0 m of commercial paper
- **Undrawn committed credit lines: €440m**
- **Standard & Poor's rating: BBB / stable outlook**

Change in the cost of drawn debt [1]



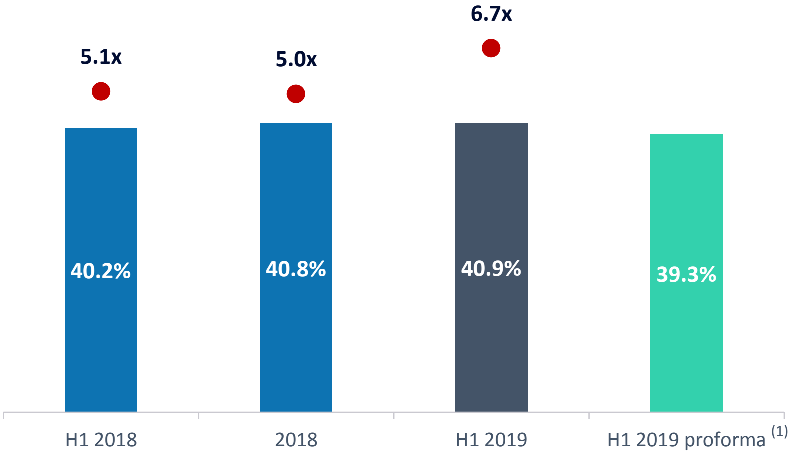
Change in debt maturity (in years) [1]



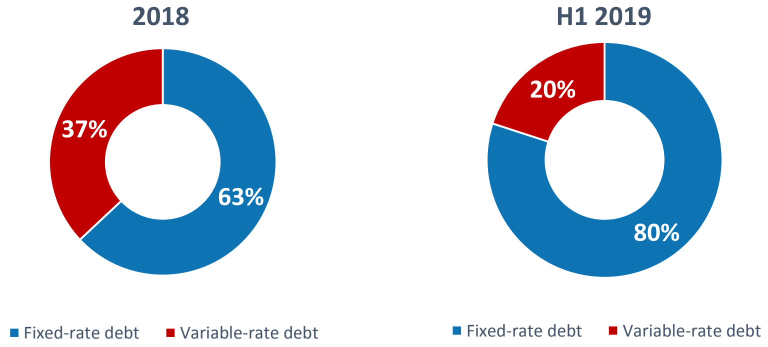
[1] *Including commercial paper program*

Controlled financial structure

Change in LTV (excluding transfer taxes) and **ICR**



Debt: fixed vs. floating rate exposure [(2)]



- In a very positive market environment, Mercialys has further strengthened its debt coverage to optimize its financial expenses
- The fixed-rate debt position (including commercial paper) represents 80% at end-June 2019, compared with 63% at end-December 2018, and, all things being equal, is expected to reach over 85% at end-2019 taking into account the hedging instruments coming into effect

[(1)] 39.3% proforma for the preliminary sales agreements signed for the La Garenne-Colombes Monoprix site in May 2019 and for the Saint-Germain-en-Laye Monoprix site in July 2019 *[(2)] Including commercial paper program*

Change in portfolio value

€3,529m excluding transfer taxes, -0.8% over 6 months, -1.2% over 12 months

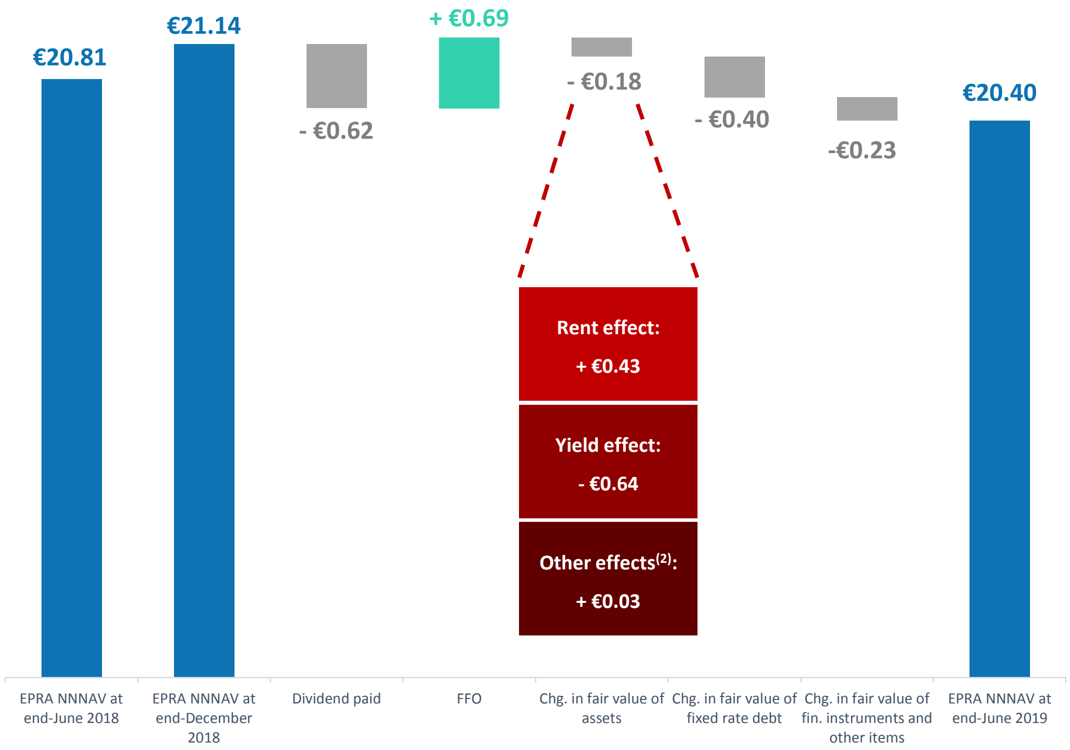
	Over 6 months	
Total change on a like-for-like basis[1]	**- 0.5%**	**- €18m**
of which rent effect	+ 1.1%	+ €39m
of which yield effect	- 1.7%	- €59m

	06/2018	12/2018	06/2019
Average appraisal yield rate	**5.07%**	**5.10%**	**5.20%**

[1] *Sites on a constant surface area basis*

Change in NNNAV per share(1)

€20.40/share, -3.5% over 6 months, -1.9% over 12 months



- **EPRA NAV at end-June 2019**
  - €20.86/share
  - **Stable** over 6 months
  - **Down -1.6%** over 12 months

[1] Calculated on average diluted number of shares, following EPRA guidelines *[2] Including impact of revaluation of assets outside of organic scope and associates, maintenance capex and capital gains on asset disposals*

Conclusion

Vincent Ravat

Chief Executive Officer

MERCIALYS

2019 objectives confirmed with confidence

Organic growth in invoiced rents

Around +3% vs. 2018, with at least +1% excluding indexation

Change in FFO per share

At least +4% vs. 2018

Dividend policy

At least stable vs. 2018, within a range of 85% to 95% of 2019 FFO

Appendices

MERCIALYS

Financial calendar

2019

October 16

Activity at September 30, 2019 (after market close)

Asset locations

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

- Mercialys' portfolio is focused on large and neighborhood shopping centers, as well as high-street retail assets that are leaders in their areas
- Assets are concentrated in the most dynamic French regions

Portfolio focused on high-potential assets:

- **54** shopping centers and city-center sites(1)
- Leasable area: **861,705** sq.m
- Appraised asset value (including transfer taxes): **€3,750.8m** at June 30, 2019
- Annualized rental income: **€184m**
- Over **600** retailers and **2,123** leases

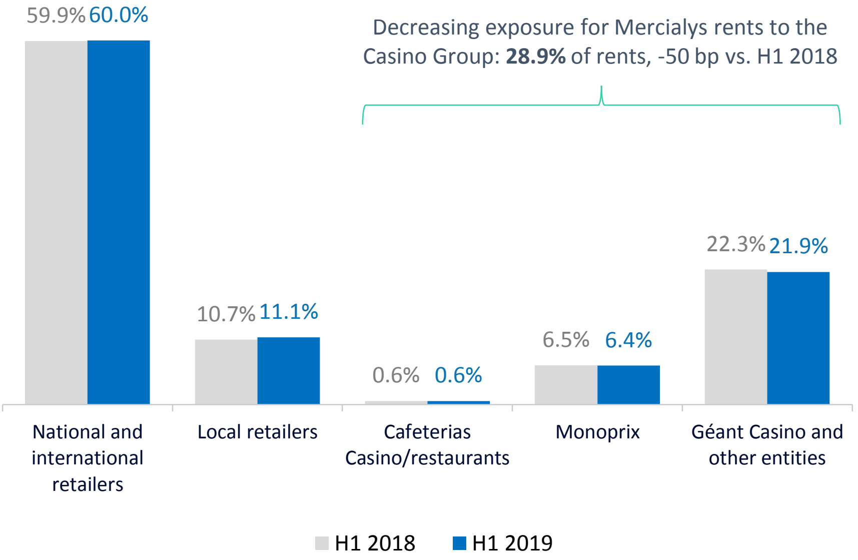
Mercialys portfolio

(1) In addition to six geographically dispersed assets

Mercialys portfolio

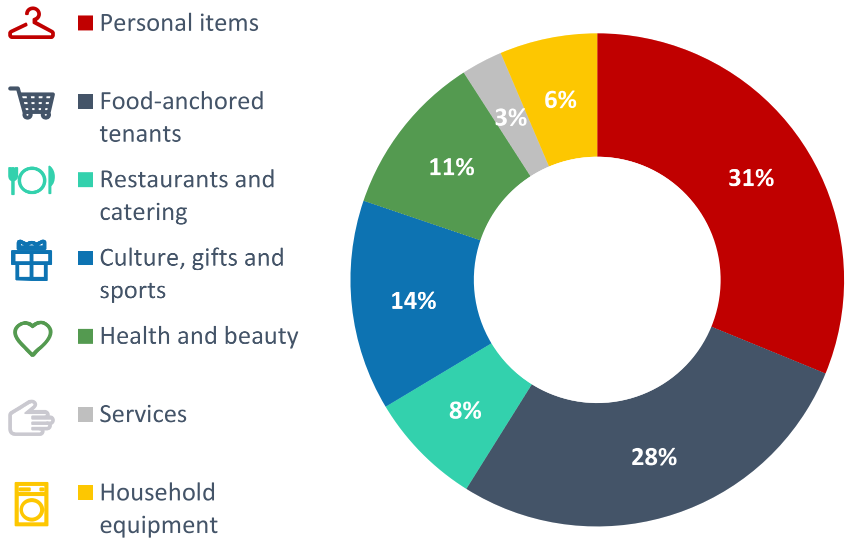
Change in the share of Casino brands in Mercialys' annualized rental income

(rent paid by Casino brands as % of annualized rental income at June 30, 2019)



Breakdown of rental income by business sector

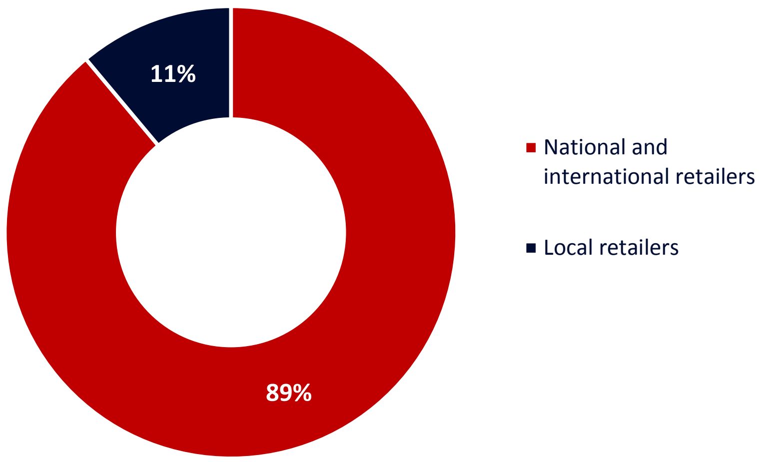
(% of annualized rental income at June 30, 2019 – including exposure to the Casino Group)



Mercialys portfolio

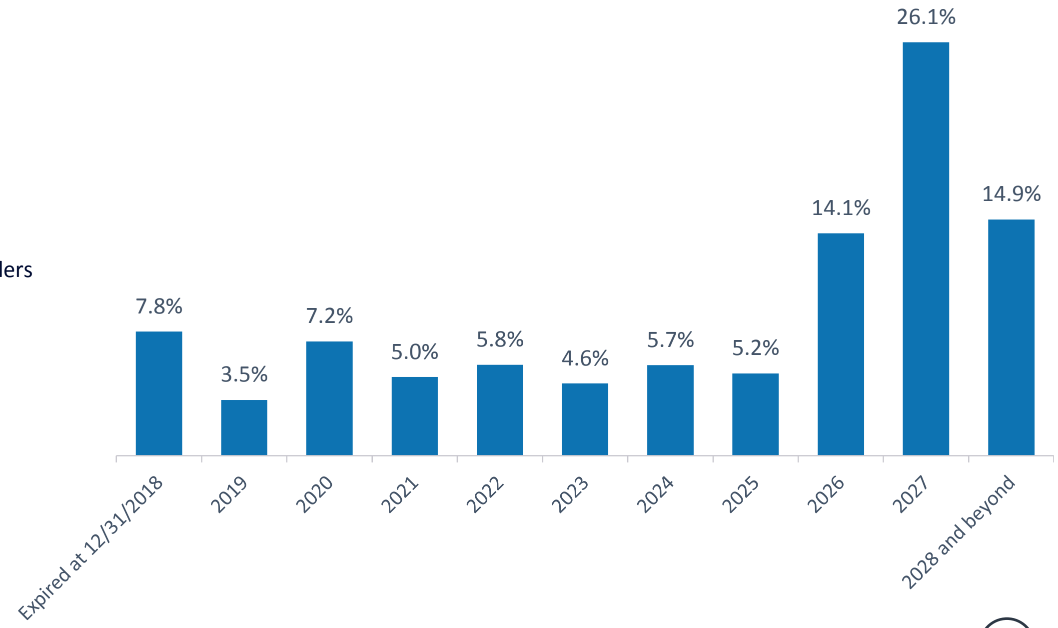
Types of retailers present in Mercialys assets

(% of annualized rental income at June 30, 2019 – including exposure to the Casino Group)



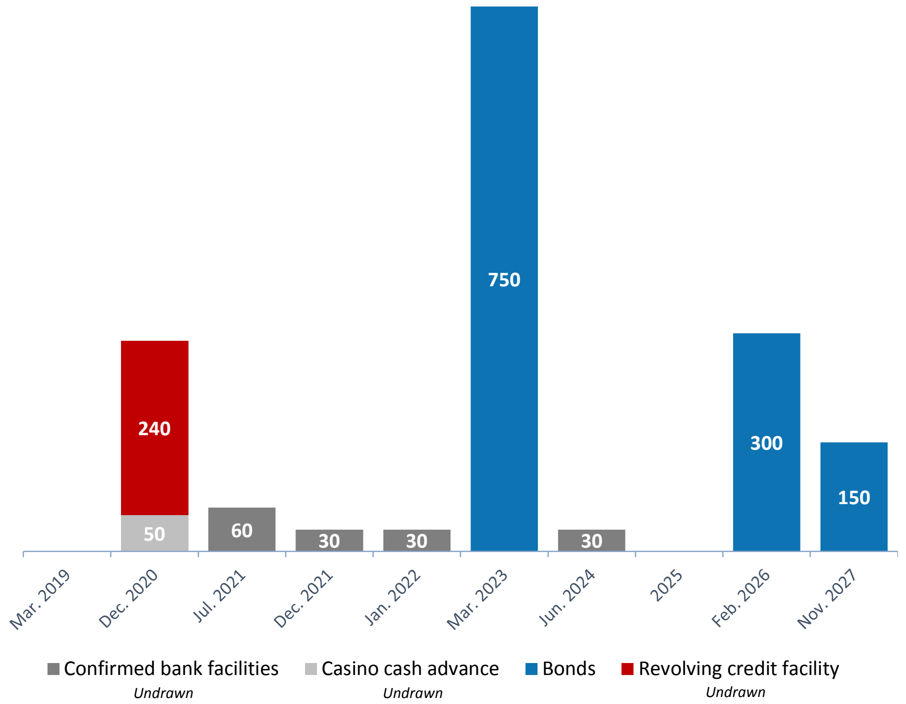
Lease expiry schedule

(percentage of leases expiring / guaranteed minimum rent)

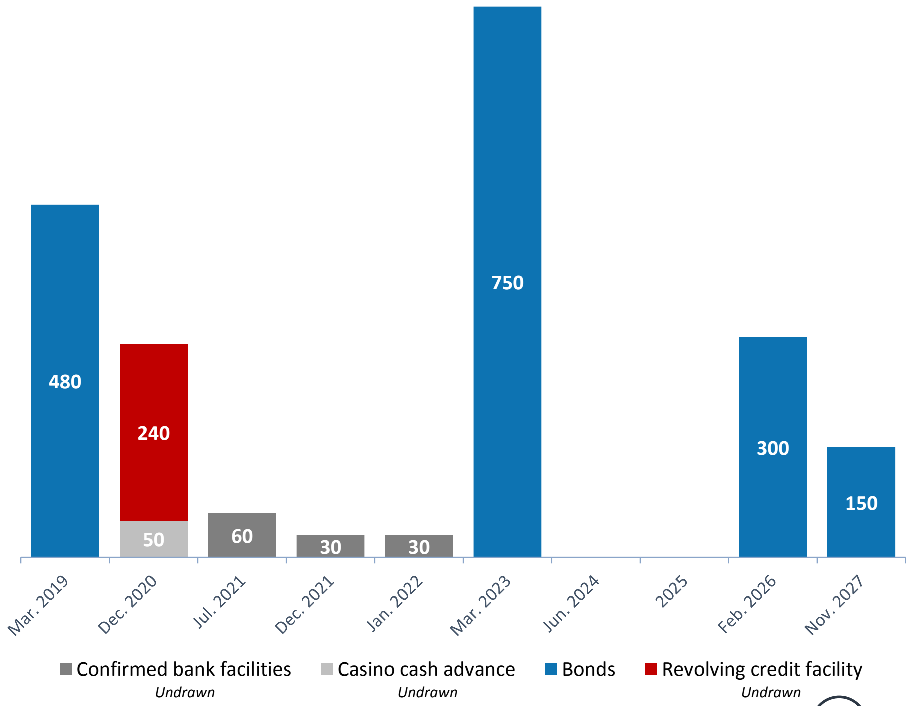


Financing structure & debt schedule

Debt schedule at H1 2019[(1)]
in €m



Debt schedule at end-2018[(1)]
in €m

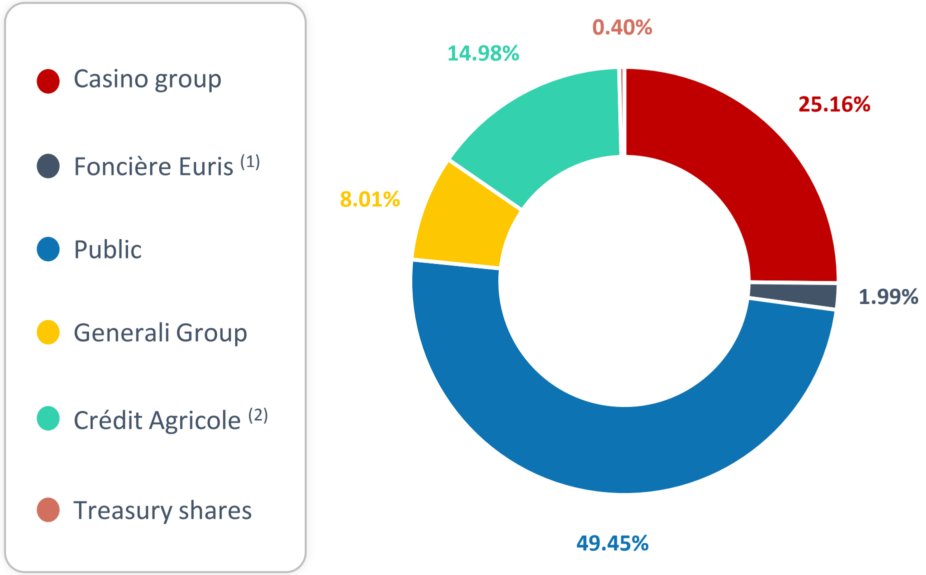


(1) *Excluding commercial paper program*

Mercialys shareholding structure and number of shares

	December 31, 2017	December 31, 2018	June 30, 2019
Number of shares outstanding at the end of the period	92,049,169	92,049,169	92,049,169
Average number of shares outstanding	92,049,169	92,049,169	92,049,169
Average number of shares (basic)	91,830,447	91,733,866	91,689,775
Average number of shares (diluted)	91,830,447	91,733,866	91,689,775

Mercialys shareholders at June 30, 2019



(1) Foncière Euris is also economically exposed, together with Rallye, for 4.1% through derivative financial instruments with an exclusive cash settlement basis

(2) Including the Casino Group's definitive sale of 15% of Mercialys' capital through a total return swap agreement, based on the disclosure threshold reported to the AMF on April 10, 2019 by the Crédit Agricole Group

FFO, EPRA earnings & net income group share

In thousands of euros	June 30, 2018	June 30, 2019
Invoiced rents	91,381	93,843
Lease rights	771	1,644
Rental revenues	**92,152**	**95,487**
Non-recovered service charges and property taxes	-3,411	-3,015
Property operating expenses	-2,918	-3,408
Net rental income	**85,823**	**89,063**
Management, administrative and other activities income	1,609	1,690
Other income and expenses	-2,934	-2,977
Personnel expenses	-5,852	-6,294
EBITDA	**78,647**	**81,482**
Net financial items (excluding the impact of hedging ineffectiveness and banking default risk)	-16,194	-13,252
Reversals of / (allowance for) provisions	589	-172
Other operating income and expenses (excluding capital gains on disposals and impairment)	838	-32
Tax expense	-1,076	-1,795
Share of net income from equity associates (excluding amortization and impairment)	2,170	1,955
Non-controlling interests (excluding capital gains and amortization)	-5,159	-5,211
FFO	**59,815**	**62,975**
FFO per share (based on average diluted number of shares)	*0.65*	*0.69*
EPRA earnings	**59,815**	**62,975**

FFO	59,815	62,975
Depreciation and amortization	-18,119	-20,201
Other operating income and expenses	3,116	-4,862
Impact of hedging ineffectiveness and banking default risk	-18	-127
Non-controlling interests: capital gains, amortization and impairment	118	192
Net income, group share	**44,913**	**37,977**

Balance sheet

In thousands of euros		December 31, 2018	June 30, 2019
ASSETS	Intangible assets	2,710	2,948
	Property, plant and equipment	8	7
	Investment property	2,322,755	2,233,696
	Right-of-use assets	0	10,430
	Investments in associates	35,160	35,620
	Other non-current assets	46,773	74,547
	Deferred tax assets	1,727	1,718
	Non-current assets	**2,409,134**	**2,358,966**
	Trade receivables	22,341	20,859
	Other current assets	49,448	32,453
	Cash and cash equivalents	377,106	119,945
	Investment property held for sale	3,753	68,965
	Current assets	**452,648**	**242,223**
	TOTAL ASSETS	**2,861,781**	**2,601,189**

EQUITY AND LIABILITIES	Share capital	92,049	92,049
	Additional paid-in capital, treasury shares and other reserves	587,551	553,528
	Equity Group share	**679,601**	**645,577**
	Non-controlling interests	199,944	202,941
	Equity	**879,545**	**848,518**
	Non-current provisions	1,063	1,263
	Non-current financial liabilities	1,208,999	1,241,592
	Deposits and guarantees	22,081	22,610
	Non-current lease liabilities	0	10,123
	Other non-current liabilities	3,580	16,797
	Non-current liabilities	**1,235,723**	**1,292,384**
	Trade payables	14,769	17,746
	Current financial liabilities	690,939	404,108
	Current lease liabilities	0	796
	Current provisions	7,538	7,134
	Other current liabilities	33,218	29,573
	Current tax liabilities	49	929
	Current liabilities	**746,513**	**460,286**
	TOTAL EQUITY AND LIABILITIES	**2,861,781**	**2,601,189**

Breakdown of assets

Average appraisal yield rate: 5.20% at June 30, 2019

Type of property	Number of assets at June 30, 2019	Appraisal value (excl. transfer taxes) at June 30, 2019		Appraisal value (incl. transfer taxes) at June 30, 2019		Gross leasable area at June 30, 2019		Appraised net rental income	
		In €m	%	In €m	%	Sq.m	%	In €m	%
Regional / large shopping centers	25	2,812.5	79.7%	2,985.4	79.6%	654,852	76.0%	150.6	77.2%
Neighborhood shopping centers and city-center assets	29	696.4	19.7%	744.4	19.8%	197,752	22.9%	43.5	22.3%
Sub-total for shopping centers	**54**	**3,508.9**	**99.4%**	**3,729.8**	**99.4%**	**852,603**	**98.9%**	**194.1**	**99.5%**
Other sites	6	19.6	0.6%	21.0	0.6%	9,102	1.1%	0.9	0.5%
Total portfolio	**60**	**3,528.5**	**100.0%**	**3,750.8**	**100.0%**	**861,705**	**100.0%**	**195.0**	**100.0%**

Capitalization rate grid

Applicable under the Partnership Agreement with Casino

Rates applicable

in the **second half**

of 2019

Type of property	Shopping centers		Retail parks		City center
	Mainland France	Corsica and overseas depts. & territories	Mainland France	Corsica and overseas depts. & territories	
> 20,000 sq.m	5.6%	6.1%	6.1%	6.5%	5.4%
5,000 to 20,000 sq.m	6.0%	6.5%	6.5%	6.8%	5.7%
< 5,000 sq.m	6.5%	6.8%	6.8%	7.5%	6.1%

Disclaimer

- This communication contains forward-looking information and statements about Mercialys. Forward-looking statements are statements that are not historical facts. These statements include financial projections and estimates and their underlying assumptions, statements regarding plans, objectives and expectations with respect to future operations, products and services, and statements regarding future performance.
- Although Mercialys' management believes that the expectations reflected in such forward-looking statements are reasonable, investors and holders of Mercialys shares are informed that forward-looking information and statements are subject to various risks and uncertainties, many of which are difficult to predict and generally beyond Mercialys' control, that could cause actual results and developments to differ noticeably from those expressed, suggested or projected in the forward-looking information and statements. These risks and uncertainties include those discussed or identified in Mercialys' public filings with the Autorité des marchés financiers (Financial Markets Authority) ("AMF"), including those listed under the heading of "Risk factors and insurance" in the Registration Document filed by Mercialys on March 18, 2019.
- This presentation has been prepared solely for information purposes and must not be interpreted as a solicitation or an offer to buy or an offer to sell any of these securities or related financial instruments. In addition, it does not offer and must not be treated as investment advice.
- No representation or warranty, express or implied, is provided in relation to the accuracy, completeness or reliability of the information contained in this document. Recipients should not consider it a substitute for exercising their own judgment. All of the opinions expressed in this document are subject to change without prior notice.
- This presentation and its contents are proprietary information and cannot be reproduced or distributed, in whole or in part, without Mercialys' prior written consent.