

PRESS RELEASE

9th November 2009



SOCIÉTÉ DE LA
TOUR EIFFEL

2009 3rd quarter turnover figures demonstrate continued resilience

The company's turnover increased by more than 7 % during the first nine months of 2009 to 68.2 M€, of which 55.7 M€ was represented by rents. This blended net progression stems from the delivery of leased developments (+3.4 M€), indexation of existing rents (+3 M€) and lease renewals (-0,7 M€), adjusted for rental reduction resulting from property disposals in 2008 and 2009 (-3.1 M€).

Turnover

(in M€)	2009	2008	Variation
First quarter	24.4	20.6	+18.5 %
Second quarter	22.9	22.1	+3.6 %
Third quarter	20.9	20.9	=
Accrued 30 Sept. 2009	68.2	63.6	+7.2 %
Of which rents	55.7	53.1	+4.9%

Despite the challenging economic climate, Société de la Tour Eiffel continues to benefit from its defensive portfolio, whose intrinsic qualities added to active asset management continues to ensure a strong rental income.

Portfolio development and management:

Major events during the third quarter can be summarized as follows:

- **leasing up of the Domino development at Paris-Porte des Lilas** (11,600 m² of offices and retail), through the signature of leases with Centre des Monuments Historiques and Pôle Emploi (state employment agency), representing **3.6 M€ of total annual rent**;
- **the renewal** on identical economic terms of the building in Malakoff (**1.1 M€** of annual rent for 10,800 m²) for a fixed duration of 9 years and the **lease extension** of four nursing homes leased to Medica, by three years to 2018 (**2.6 M€ in rent**);

- **the completion of a 2,000 m² building in the Parc du Golf - Aix-en-Provence**, subject to a 9-year fixed lease and **the signature with La Poste of an agreement to develop a 4,800 m² extension** to a sorting centre in Caen Mondeville, subject to a new 9-year fixed lease for the totality (0.8 M€ rent for 13,200 m²);
- **11,000 m² of new lettings and lease renewals in the Parcs Eiffel, representing 1.2 M€ in annual rent;**
- **the sale for 6.5 M€** of an office floor in Rue de Courcelles - Paris 8^{ème} (880 m²) and a residential development site of 18,800 m² at Massy Ampère **for 7 M€.**

As a result of this encouraging activity, **the physical and financial occupancy rates have both improved substantially** as at the 30th September, **to respectively 89.7 % and 91 %** (compared to 89.1 % and 88.9 % as at 30th June 2009).

Ordinary General Meeting of 15th October 2009 :

The shareholders unanimously adopted the two motions proposed at the meeting: the appointment of **Aimery Langlois-Meurinne** as a non-executive director and the distribution of 2 € per share from the share premium, paid on the 27th October 2009.

Outlook:

The improvement demonstrated since the beginning of the year in terms of security and duration of rent, the successful letting of new properties and the lowering of finance costs is expected to result in a continued appreciation of the company's cash flow in 2009.

- Agenda:**
- 16th February 2010: 2009 turnover
 - 11th March 2010: 2009 results

About Société de la Tour Eiffel

A « SIIC » quoted on the Euronext Paris Exchange, the company pursues a strategy focused on the ownership and the development of quality office and business space capable of attracting a wide range of tenants in both established and emerging locations. The company's portfolio stands at close to 1.1 billion Euros of assets spread evenly between the Paris area and the regions.

Société de la Tour Eiffel is listed on NYSE Euronext Paris (compartment B) –ISIN code: 0000036816 – Reuters : EIFF.PA – Bloomberg : EIFF.FP

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