



2022 half-year results

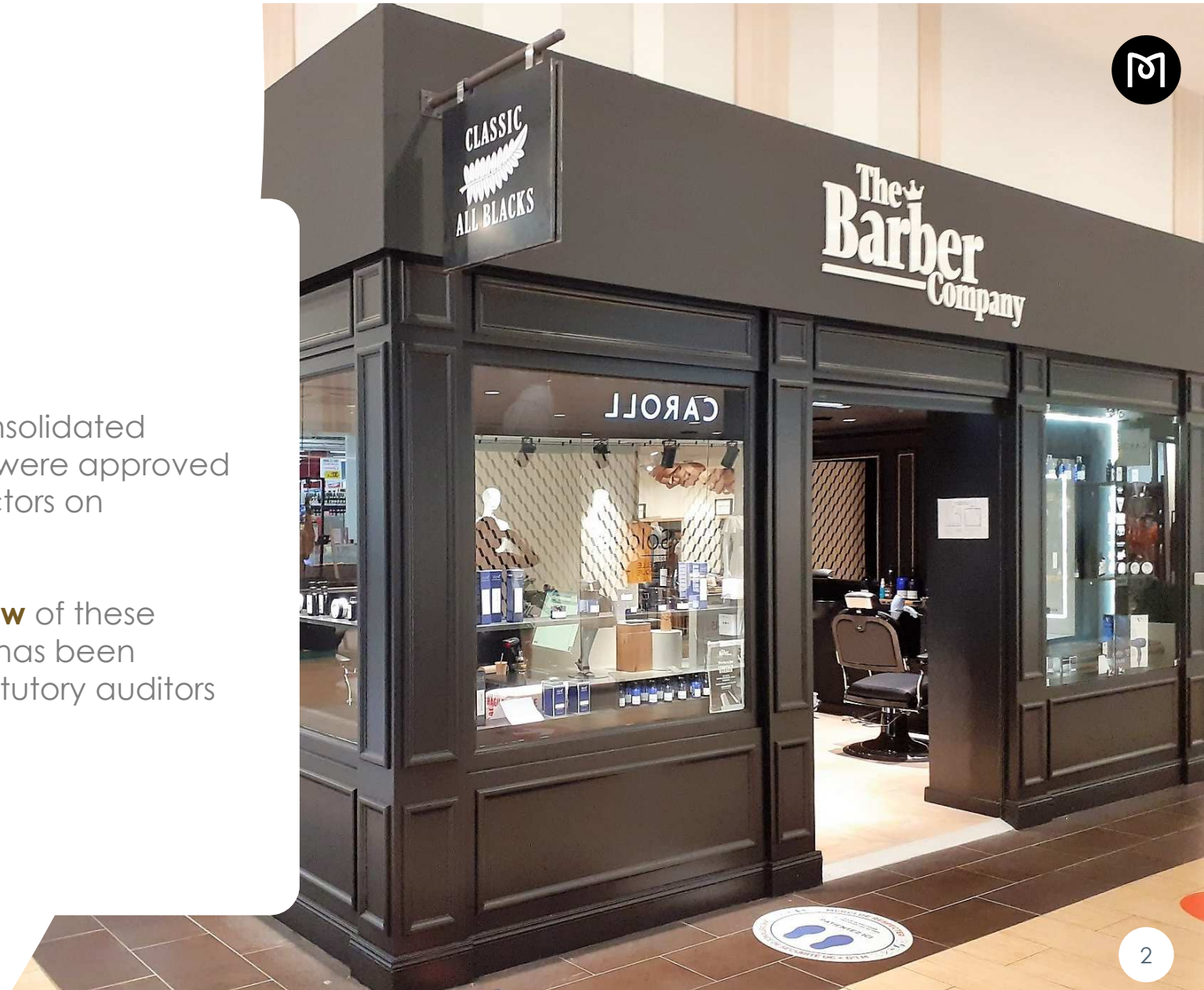
July 28, 2022

MERCIALYS

Preliminary remarks

The 2022 first-half consolidated financial statements were approved by the Board of Directors on July 27, 2022

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



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**A new stage unfolding
in the history of
Mercialis...**

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**... with a strong
operating business
model offering
resilience in an
inflationary context**

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**Steady financial and
earnings profile
enabling reinvestment**

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CALZEDONIA



A new stage
unfolding in the
history of Mercialys...

MERCIALYS

Mercialys shows strong results and renewed investment capacity



Mercialys has achieved strong results with the combination of 3 factors:

- solid **+5.3% organic growth**, supported by a moderate level of **indexation** (+1.9%)
- a favorable +1.7% trend for rental **reversion**
- a further reduction in the recurrent **vacancy rate** to 2.9%

Mercialys offers a wide range of tools for retailers, built around:

- a sustainable **occupancy cost ratio** of 10.7%
- a network of assets, benefiting from Mercialis' continued investments in **attractiveness and client knowledge**, enabling retailers to grow their business model
- expertise in **marketing and ESG-related stakes**, to meet new client needs and environmental challenges



Mercialys' **asset values** have been resilient, driven by the positive trend for rents and the letting strategy, with a +1.7% increase on a **constant scope** in H1 2022

The appraisal yield rate is stable at 5.71%, offering a **significant buffer of 4.09% vs. the risk-free rate**

Asset values and NAV levels continue to be **validated by prices on disposals**

The **financial profile has been further strengthened**, with a 36.6% LTV (excl. TT) and a **liquidity and debt maturity** enhanced by a timely refinancing operation in Q1



What's next:

To resume a growth strategy, Mercialis will leverage:

- a **refueled development pipeline** structured around core business activities in retail, as well as diversified opportunities on tertiary activities,
- **acquisitions of individual retail assets or portfolios**

The returns on these investment alternatives will be key, in an inflationary context notably affecting the cost of financing

Mercialys will execute this strategy, while **maintaining governance best practices**, following recent changes in its shareholding and Board structures

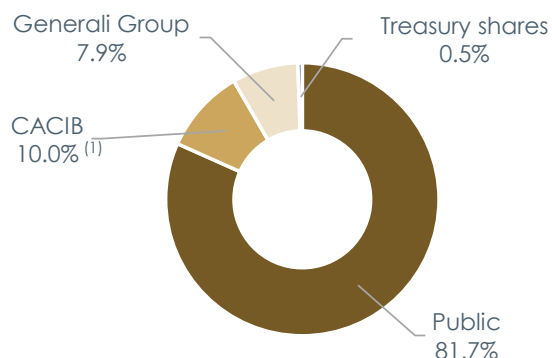
Marked shift in the shareholding structure, with best-in-class governance maintained



Casino, an historical shareholder in Mercialys, sold its remaining stake in Mercialys' capital in April 2022

SHAREHOLDING STRUCTURE

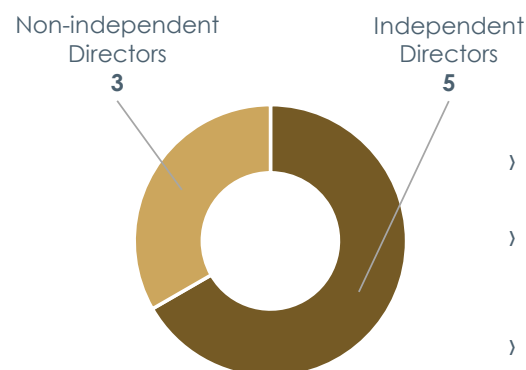
(at July 8, 2022)



(1) Autorité des marchés financiers - July 13, 2022 - Notice of threshold crossing

Mercialys' governance has been adapted to the change in the capital and remains structured around best practices

CHARACTERISTICS OF THE BOARD OF DIRECTORS



- › **63% independent** Directors
- › **3 Board committees** chaired by independent Directors
- › **5 women and 3 men** ⁽¹⁾

(1) i.e. a difference between the number of members of each gender limited to 2, in line with the Law of January 27, 2011 governing the balanced representation of women and men on boards of directors and workplace equality

All remaining back-office functions previously outsourced to Casino will be fully in-house by December 31, 2022.
A Casino subsidiary is still responsible for facilities management.

Outsourced functions

Tax (reintegration underway at Aug. 31, 2022)	Accounting Support (reintegration underway at Aug. 31, 2022)	Corporate Finance (reintegration underway at Aug. 31, 2022)
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Specific mandates outsourced

Technical and Administrative Management (reintegration underway at Dec. 31, 2022)	Management of Rent and Arrears (reintegration underway at Dec. 31, 2022)
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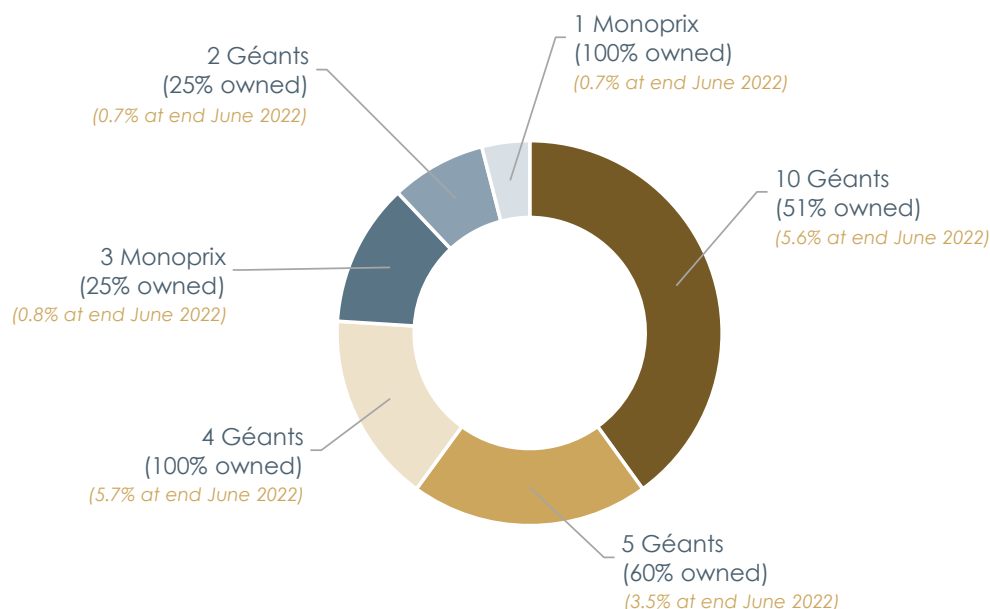
Mercialys shopping centers: diversified food store ownership



At end-June 2022, Mercialys owns 5 food stores on a 100% basis and 20 food stores through partnerships.
 Mercialys' economic exposure ⁽¹⁾ to rent from retailers operated by the Casino group is 17.8% (vs 19.6% at end-2021).

OWNERSHIP BREAKDOWN

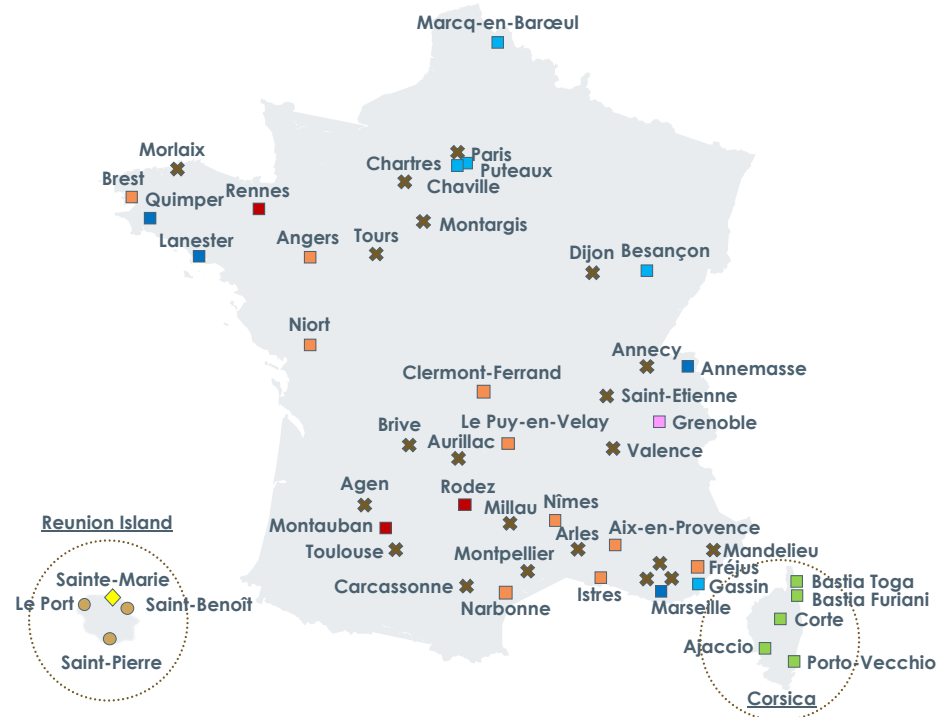
(% interest and % economic exposure to rent ⁽²⁾)



(1) The economic exposure corresponds to the rent paid by Casino to Mercialys, adjusted downwards for the 49% minority interests held by BNP Paribas REIM in 2 vehicles, which together own a total of 10 hypermarkets operating under the Géant Casino banner, and adjusted upwards for Mercialys' 25% minority interest in SCI AMR with Amundi, which holds 3 Monoprix stores and 2 hypermarkets operating under the Géant Casino banner

(2) The economic exposure breakdown excludes the non-significant activities (cafeteria, etc.), which represent 0.9%

GEOGRAPHIC BREAKDOWN



25 food stores owned by Mercialys ⁽¹⁾

- 10 Casino (with BNP)
- 5 Casino (with Corin)
- 4 Casino (100% Mercialys)
- 5 Casino Monoprix + Géants (with Amundi)
- 1 Casino Monoprix (100% Mercialys)

(1) Excluding 1 Aldi

28 food stores owned by third parties ⁽²⁾

- 21 Casino
- 3 Carrefour
- 3 Système U
- 1 Intermarché

(2) Excluding 3 dispersed assets



...with a strong
operating business
model offering
resilience in an
inflationary context

MERCIALYS

Operating environment marked by strong economic headwinds



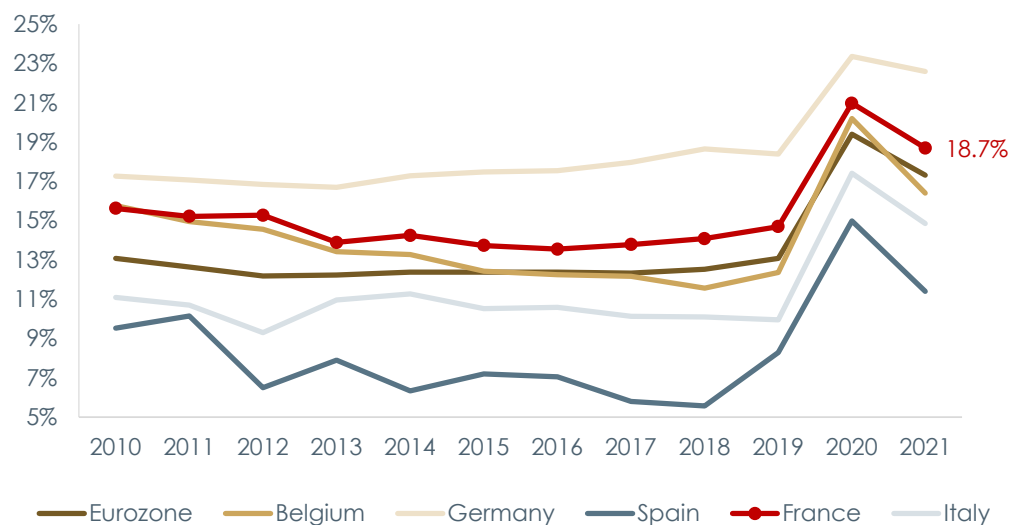
Several layers of international and specifically French disruptive triggers

- › French electoral context, with a historically recurrent impact on the consumption rate
- › Increased level of inflation, which spreads to rent indexation, but could also affect consumer confidence and retailer margins
- › Higher interest rates, affecting the cost of financing

Mercialys' positioning generating a certain buffer

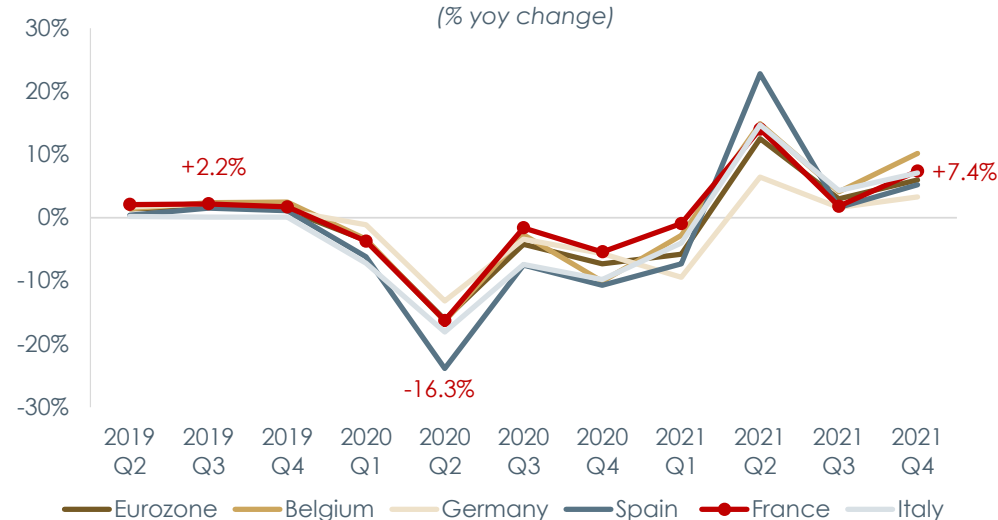
- › Exposure to the French market, which benefits from both a strong level of household savings and sustained consumption
- › Merchandizing mix strongly focused on affordable retailers and recurring purchases of basic necessities
- › Business model that is resilient to rising inflation

FRENCH HOUSEHOLD SAVINGS RATE STILL AT A HISTORICALLY HIGH LEVEL



Source: Eurostat, ICN, BNB, INE, CBS

CHANGE IN FINAL HOUSEHOLD CONSUMPTION EXPENDITURE (% yoy change)

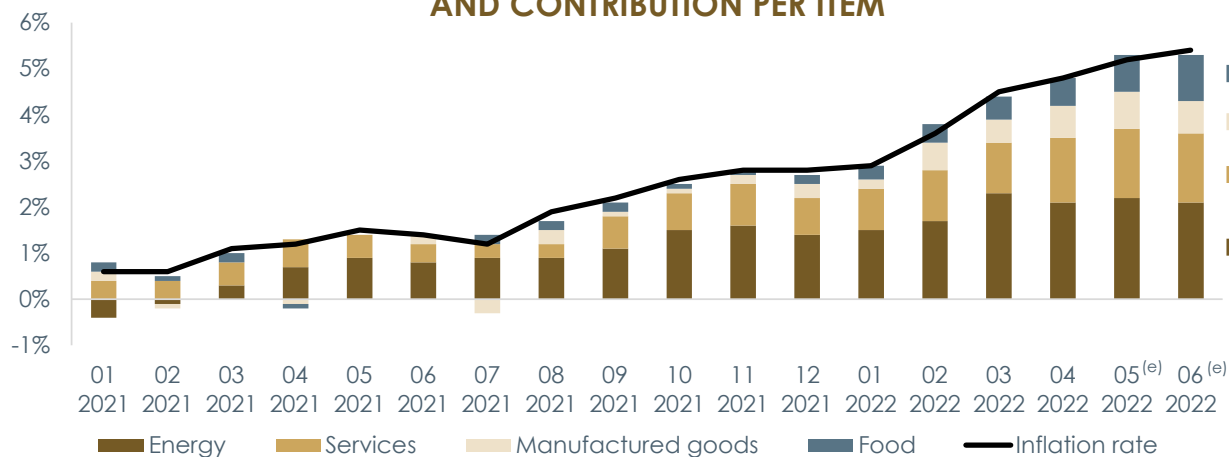


Source: Eurostat

Inflation impacting Mercialys' third parties at still relatively moderate levels



OVERALL INFLATION LEVELS IN FRANCE AND CONTRIBUTION PER ITEM

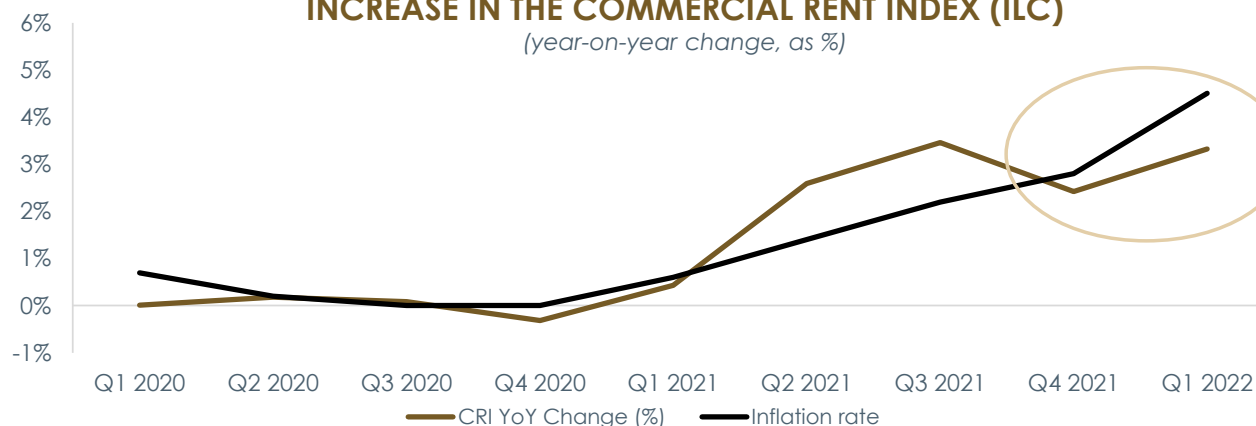


Source: Insee "Point de conjoncture", May 2022

(1) Of which Food-anchored tenants, Restaurants and catering
(2) Of which Culture, gifts and sports, Personal items, Household equipment and Health and beauty

Relatively **moderate**
inflation level in
sectors impacting
Mercialys' retailers

INCREASE IN THE COMMERCIAL RENT INDEX (ILC) (year-on-year change, as %)



Source: Insee - "Q1 2022, Commercial rent Index", Insee - Consumer price index

- › Considering the lease anniversary dates, the **ILC rates used to index Mercialys' rental base** in 2022 are 71% related to the aggregate index for Q2 (+2.59%) and Q3 2021 (+3.46%)
- › The **change in the index calculation**, based on the Q4 2021 ILC index published, impacts 8% of Mercialys' rental base indexation

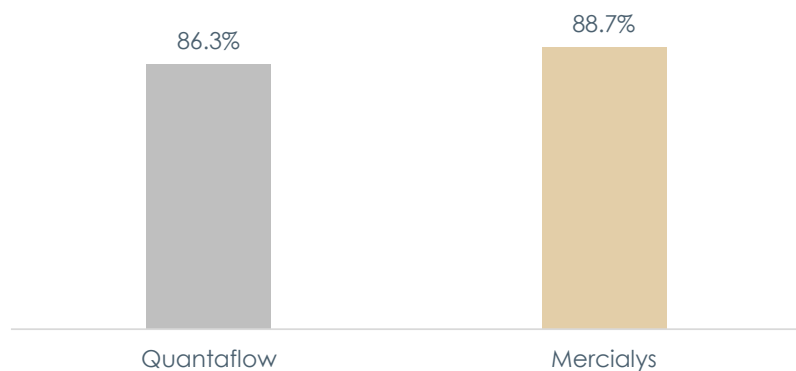
Strong fundamentals contributing to a sustained level of retailer sales



- › During the first half of 2022, business continued to be widely marked by various elements linked to the general health environment at the start of the year, then the outbreak of the crisis in Ukraine and an inflationary macroeconomic context
- › The performance figures in terms of shopping center footfall and retailer sales **picked up again significantly in the second quarter**
- › Mercialys outperformed the national Quantaflow panel on footfall at ~90% of the normalized level for 2019
- › Across Mercialys' portfolio, retailer sales were **close to the 2019 level, including a +2.3% increase in June 2022 vs. June 2019**

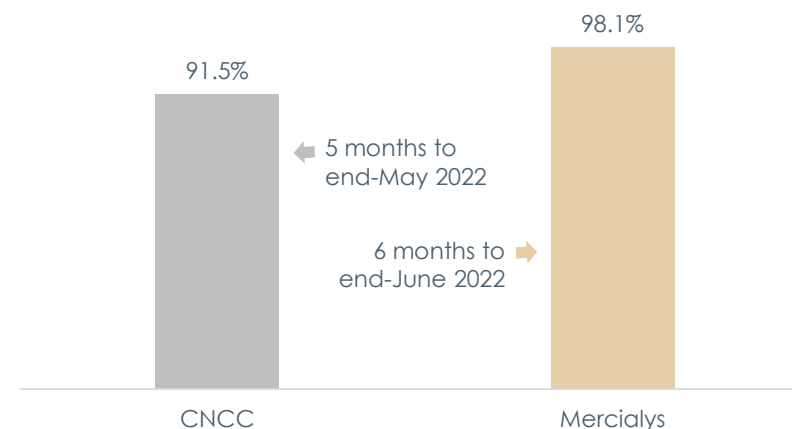
CUMULATIVE 6-MONTH CHANGE IN FOOTFALL AT END-JUNE 2022 ⁽¹⁾

(% of normalized level for 2019)



CUMULATIVE CHANGE IN RETAILER SALES ⁽¹⁾

(% of normalized level for 2019)



(1) Mercialys' large centers and main convenience shopping centers based on a constant surface area, representing more than 80% of the value of the Company's shopping centers. The Rennes and Agen centers were included in the basis for analysis at June 30, 2022, replacing the Clermont-Ferrand center, held by a company in which Mercialys has a 51% interest, and the Chartres center, which is subject to a repositioning project

Marketing strategy focused on increasing footfall and offering useful revenue-generating tools for retailers...



Mercialys' client base offers wide coverage of catchment areas

Our Espace Anjou mall has integrated **15% of Angers' primary catchment area** into the loyalty program



More than 1 million qualified contacts,
of which **18%** are customers engaged in the loyalty program on a recurrent basis



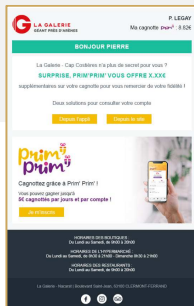
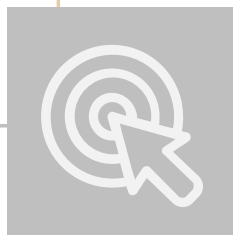
Activities and events designed to be major traffic boosters

+25% increase in traffic on slots covered by activities and events ⁽¹⁾



Sending relevant targeted communications

41% opening rate ⁽²⁾



Marketing as an ROI-generating tool

Every €1 of vouchers distributed generates average sales of **€4.0** (as of 2022)

(1) Quantaflo metrics during 3rd week of June 2022 at Le Port
(2) Measured on Prim Prim dedicated emails

...based on enhanced client knowledge...



Mercialys has added a new feature
- scanning receipts - to its loyalty program,
enabling **better knowledge of clients' needs**

Cross-referencing Mercialys' data analysis with their own data
enables our retailers to complete their customer knowledge
and **adjust their marketing actions locally** – from product
offering to communication – and boost their sales performance

Since end-April 2022:

> 4,000
receipts scanned



Local promotions



Out-of-store short-term product offer

...designing operations with measurable impacts



Timeslot operations



In-store operations



Drive-to-store operations



Cap Sacré-Coeur

+25% footfall

June 2022



Niort – Yves Rocher

+44% average basket

March 2022



Brest Phare de l'Europe

67% return to stores

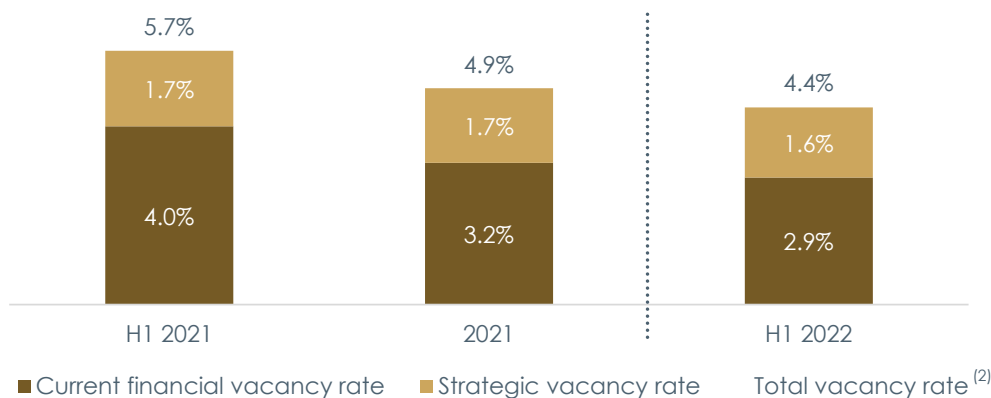
May 2022

Balanced relationship with tenants mirrored in a low vacancy level and moderate occupancy cost ratio



- › Steady decrease in the total vacancy rate since the H1 2021 peak of **5.7% to 4.4%** at end-June 2022
- › Further **normalization in the collection of rents and charges** in 2022
- › Sustainable level of OCR at **10.7%**

CHANGE IN FINANCIAL VACANCY RATE ⁽¹⁾

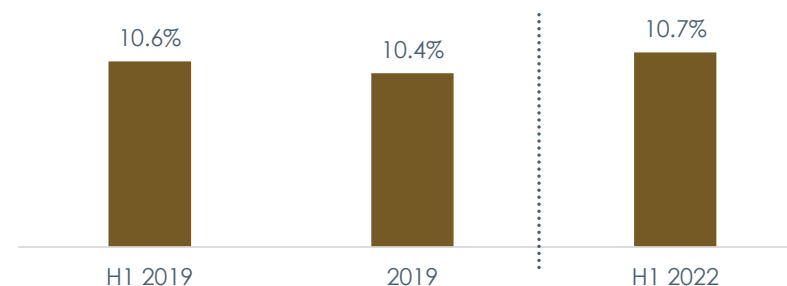


(1) Mercialis' vacancy rate does not include agreements relating to the Casual Leasing business
 (2) In accordance with the EPRA calculation method: rental value of vacant units / (annualized minimum guaranteed rent on occupied units + rental value of vacant units)

COLLECTION OF RENTS AND CHARGES

€m (at July 22, 2022)	FY 2020	FY 2021	H1 2022
Gross recovery rate	90,8%	94,7%	94,6%

OCCUPANCY COST RATIO

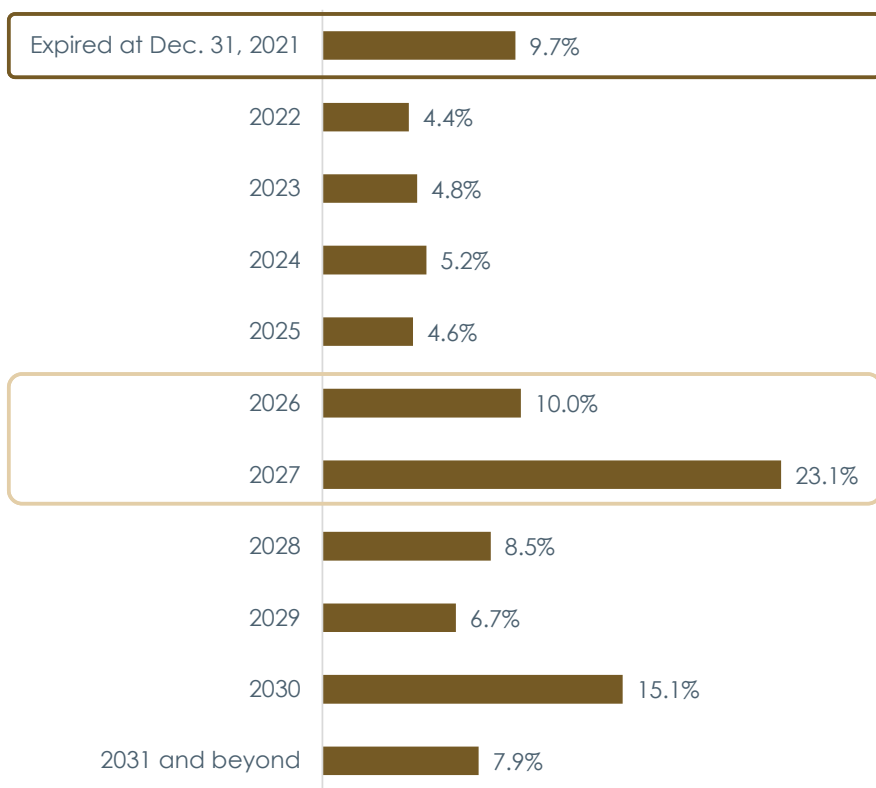


Reversion stable despite rent increases generated by indexation, reflecting the sustainability of Mercialys' ERVs ⁽¹⁾



LEASE EXPIRY SCHEDULE

(percentage of leases expiring / guaranteed minimum rent at June 30, 2022)



› **90 renewals and relettings** completed in H1 2022 for €6.8m, representing 4.0% of the total rental base, with **+1.7% average upside** on reversion

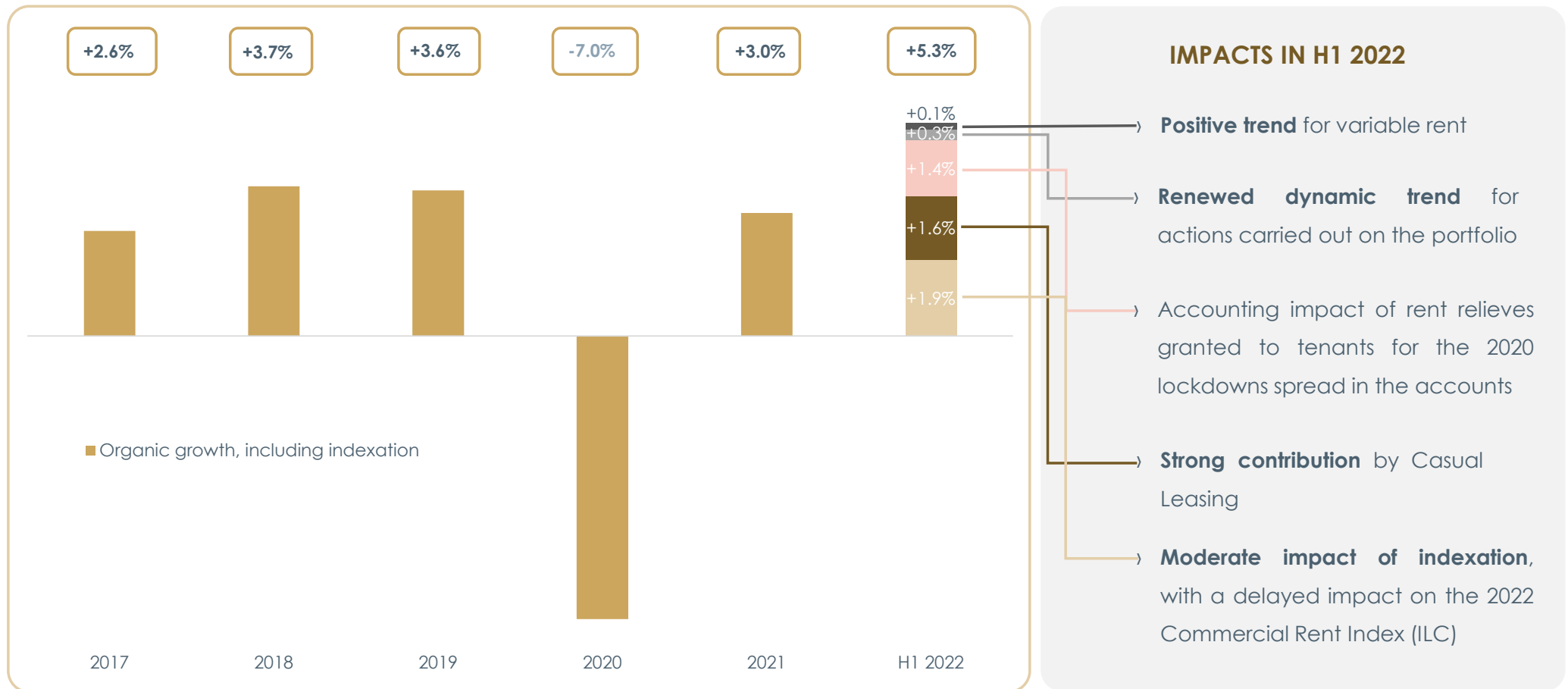
› Mercialys' rental flows further secured: at-end 2021, the leases expired or due to expire by end-2022 represented **17.2%** of the Company's total rental base. At end-June 2022, they are down to just **14.1%**

› Term of most of the Casino group leases

(1) ERV: Estimated Rental Values



Strong organic growth ⁽¹⁾ of +5.3%, including a limited +1.9% indexation impact and positive operating trends



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



Steady financial
and earnings profile
enabling
reinvestment

MERCIALYS

Three-pronged refinancing operation carried out in Q1 2022, largely consolidating the company's liquidity



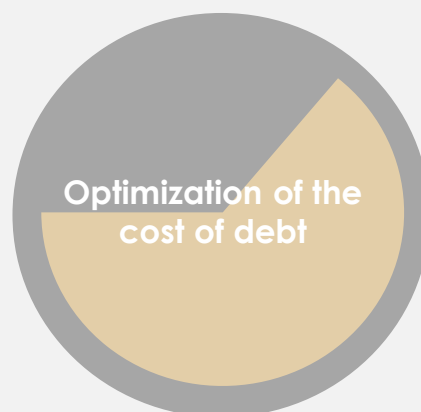
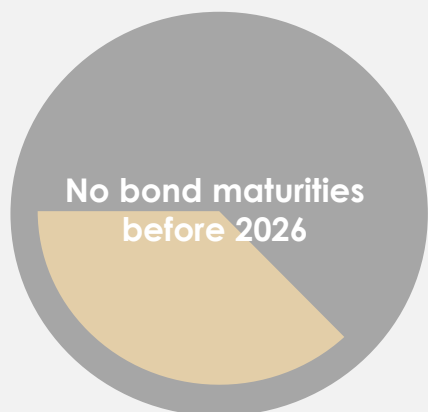
€500m bond issue with a 2.5% coupon and 7-year maturity



Make-whole option exercised for the early redemption of the March 2023 bond with a remaining nominal amount of €469.5m (1.787% coupon)



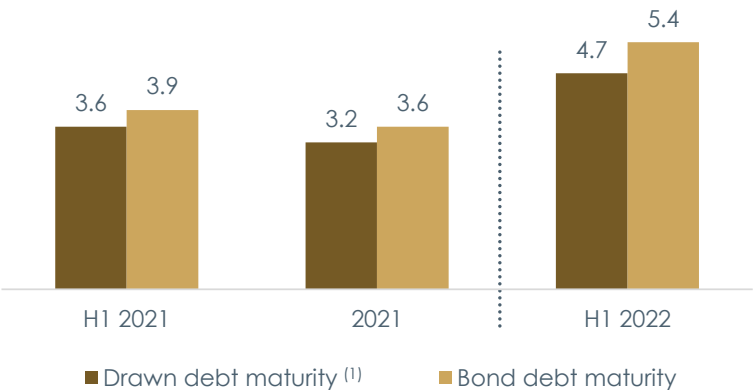
€100m redemption of the €300m bond issue maturing in July 2027 (4.625% coupon)



Sound financial profile in terms of both liquidity and cost of debt

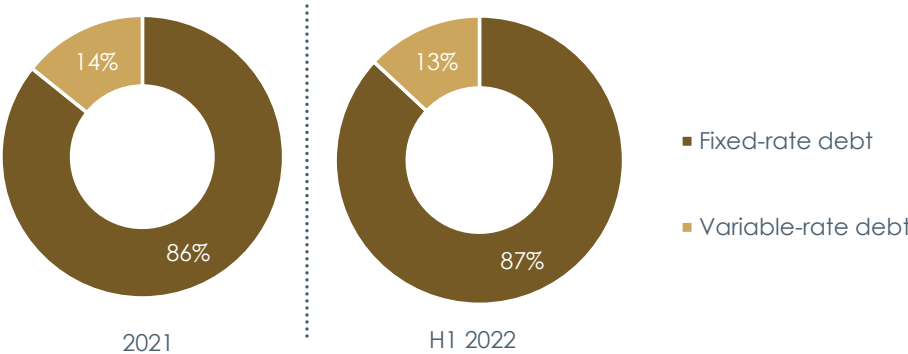


CHANGE IN DEBT MATURITY
(in years)

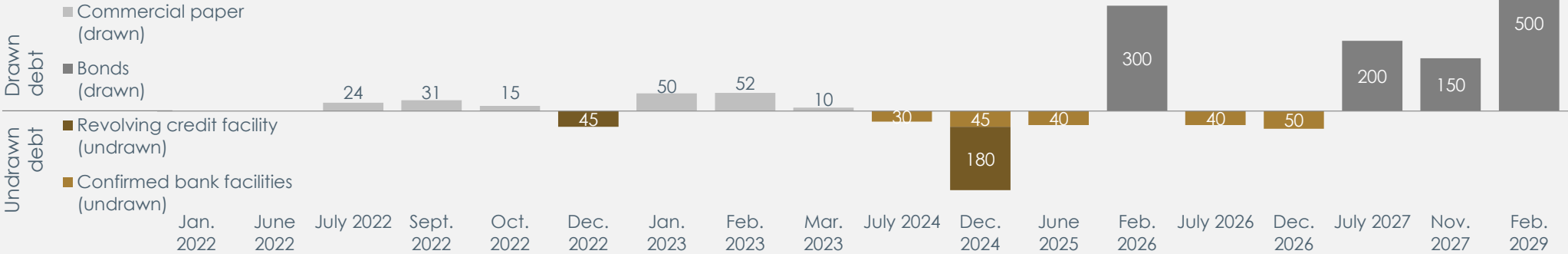


(1) Including commercial paper program

DEBT: FIXED VS. FLOATING RATE EXPOSURE



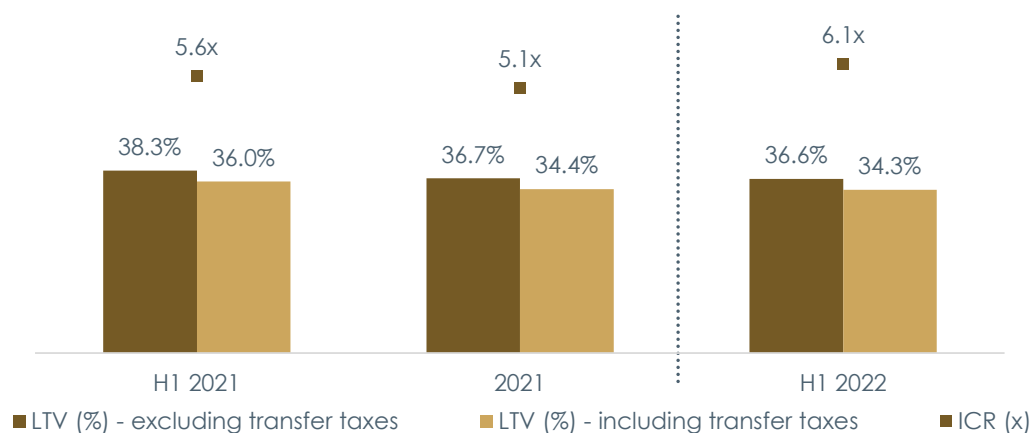
DEBT SCHEDULE AT END-JUNE 2022
(in €m)



Level of debt enabling new investments

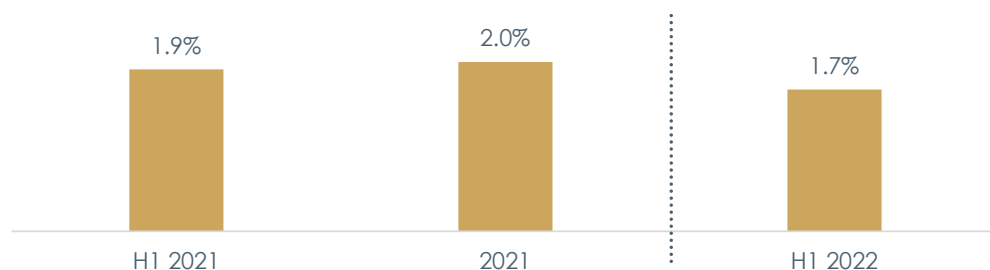


CHANGE IN LTV AND ICR



› In H1 2022, **Mercialys** finalized the sale of the **Géant Casino Annecy Seynod and Saint-Etienne Monthieu hypermarkets and isolated units**, for a combined total (including transfer taxes) of €71.7m, higher than appraisal values

CHANGE IN THE COST OF DRAWN DEBT ⁽¹⁾



Standard & Poor's rating:

BBB / Stable

renewed on June 8, 2022

(1) Including commercial paper program

Macroeconomic context leading to a balance between the acquisition of assets and the deployment of the development pipeline



- › Increased **labor and raw material costs**
- › **Longer timeframes** for work
- › Uncertainties concerning inflation's impact on consumer confidence, purchasing power and household consumption, leading to a **cautious approach to building additional retail capacity**

- › **Acquisition opportunities in the current market:** portfolios or individual sites for shopping centers, retail parks and hypermarkets
- › External growth limits the execution risk and makes it possible to **capitalize on sites** that are established in their catchment areas
- › **Potential deployment** in new activities (related to retail) or geographical areas

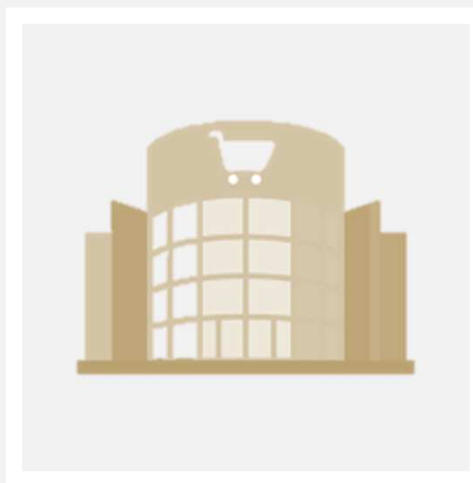
IMPACT ON MERCIALYS' DEVELOPMENT PIPELINE:

- › Continue to realign developments around mixed-used projects
- › Prioritize investments to strengthen existing sites



IMPACT ON MERCIALYS' EXTERNAL GROWTH STRATEGY:

- › Carry out arbitrage, over the longer term, on our capital-intensive projects
- › Largely uncommitted to date, in favor of immediately accretive acquisitions



Developments extended to include mixed-use projects and assets outside of the existing portfolio



(€m)	TOTAL INVESTMENT	INVESTMENT STILL TO BE COMMITTED	TARGET NET RENTAL INCOME	TARGET NET YIELD ON COST	COMPLETION DATE
COMMITTED PROJECTS	20.7	18.4	0.2	na	2022 / 2026
Dining and leisure	1.1	1.1	0.1	6.0%	2022
Tertiary activities	19.6	17.3	0.2	na ⁽¹⁾	2022 / 2026
CONTROLLED PROJECTS	134.8	130.1	9.4	7.0%	2023 / >2027
Retail	89.9	85.4	6.3	7.0%	2023 / 2025
Dining and leisure	1.2	1.2	0.1	7.0%	2024 / 2025
Tertiary activities	43.7	43.5	3.1	7.0%	2023 / >2027
IDENTIFIED PROJECTS	385.0	384.9	26.9	7.0%	2024 / >2027
Retail	236.9	236.8	16.6	7.0%	2025 / >2027
Dining and leisure	111.9	111.9	7.8	7.0%	2025 / 2026
Tertiary activities	36.2	36.2	2.5	7.0%	2024 / >2027
TOTAL PROJECTS ⁽¹⁾	540.4	533.4	36.6	na	2022 / >2027



Only ~30% of projects are dependent on reaching an agreement with Casino as a joint owner

~7% target net yield on cost in H1 2022



- › committed projects immune to construction cost inflation thanks to contract structures
- › construction cost inflation integrated into the scenarios for controlled projects



2 programs adjusted upwards significantly

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

Annecy

Short-term repositioning of the retail mix



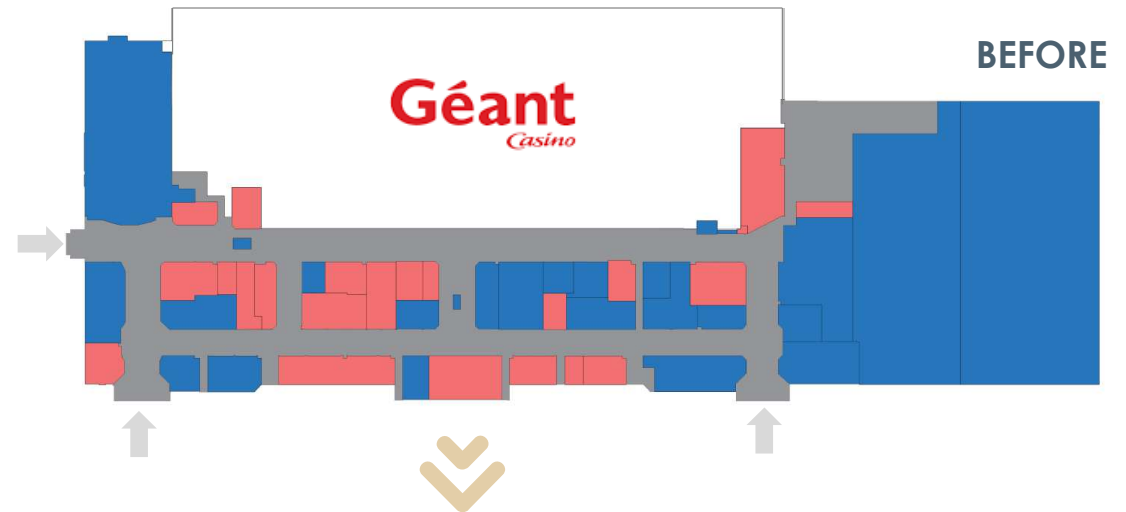
- › Deeply evolving site, capitalizing on a growing catchment area with a political desire to **desaturate the city center by supporting out-of-town commercial areas through investments in public transport**



- › **2 projects currently underway to bring a new dimension to the site and grow the shopping center's commercial potential:**
 - ▼ **opening of a cinema** in December 2022, with 350,000 clients expected / year, offering synergies with the shopping center's dining and sports mix
 - ▼ **restructuring of the mall** to strengthen the historical section's attractiveness by bringing on board a new footfall-generating anchor

Phased rollout of the center's repositioning...

- › **Repositioning the mall as a benchmark multifunctional center** by restructuring it to adapt its classic 80s configuration by:
 - ▼ **refocusing the retail mix**, restructured around the hypermarket's short circuit and a merchandising mix geared towards services / dining
 - ▼ **recalibrating the center's formats**, with the addition of medium-sized stores meeting BtoC and BtoB demand



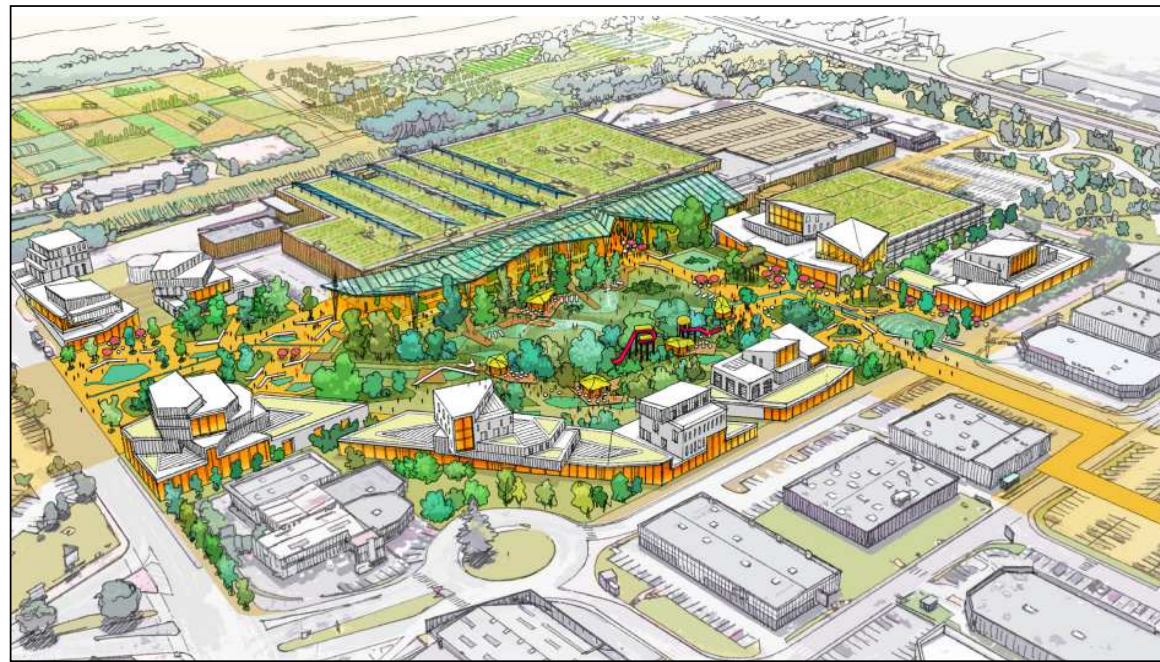
- › **Bringing new anchors on board**, with around 10,000 sq.m
- › **Realigning the mix around essential retail**, with a reduction in the number of stores (from 47 to 30), while maintaining the overall value
- › **Scaling back exposure to personal items** by limiting this segment to 20% of the merchandising mix (vs 44%)



Today



Medium term



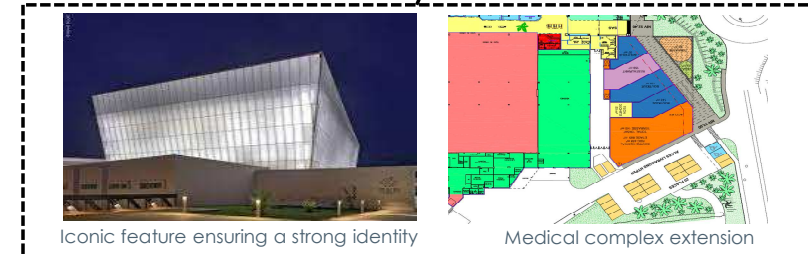
› In the medium term, development of a new hub, connected to Chenove city center and other major hubs in the south section

Sainte Marie Duparc (Reunion Island)

Creating an iconic destination



- › **Transforming and further strengthening the entire site** by redeveloping it around its current footprint, while enhancing the current retail mix with additional uses (medical complex, leisure)
- › **Project objectives:**
 - ▼ create a unique destination on Reunion Island
 - ▼ refresh the center's image
 - ▼ extend the catchment area to the north and east of the island
 - ▼ develop site footfall and visit times
- › Within a 360° vision, **the project is structured around several phases**, with the following first steps:
 - ▼ redevelopment and extension of Intersport
 - ▼ extension making it possible to add a medical complex
 - ▼ redevelopment of the square



Aix en Provence - Jas de Bouffan hub ^(1/2)

Integrating a retail site into its new urban environment



- › **Capitalizing on a Mercialis landbank** occupied by a medium-sized store and located at the crossroads between a calm residential neighborhood and an area identified as an economic hub marked for priority development (Quartier Prioritaire de la Ville)
- › Organizing a call for projects with developers to capitalize on this plot **through a mixed-use project** that may potentially include, depending on dialogue with local authorities:
 - ▼ around 70 housing units
 - ▼ a Co living residence
 - ▼ a medical hub



Aix en Provence - Jas de Bouffan hub (2/2)

Integrating a retail site into its new urban environment



- › Mixed-use development, creating a high-quality link with the adjoining Saint-Mitre residential neighborhood

Saint André (Reunion Island)

Creating a 6,000 sq.m retail hub

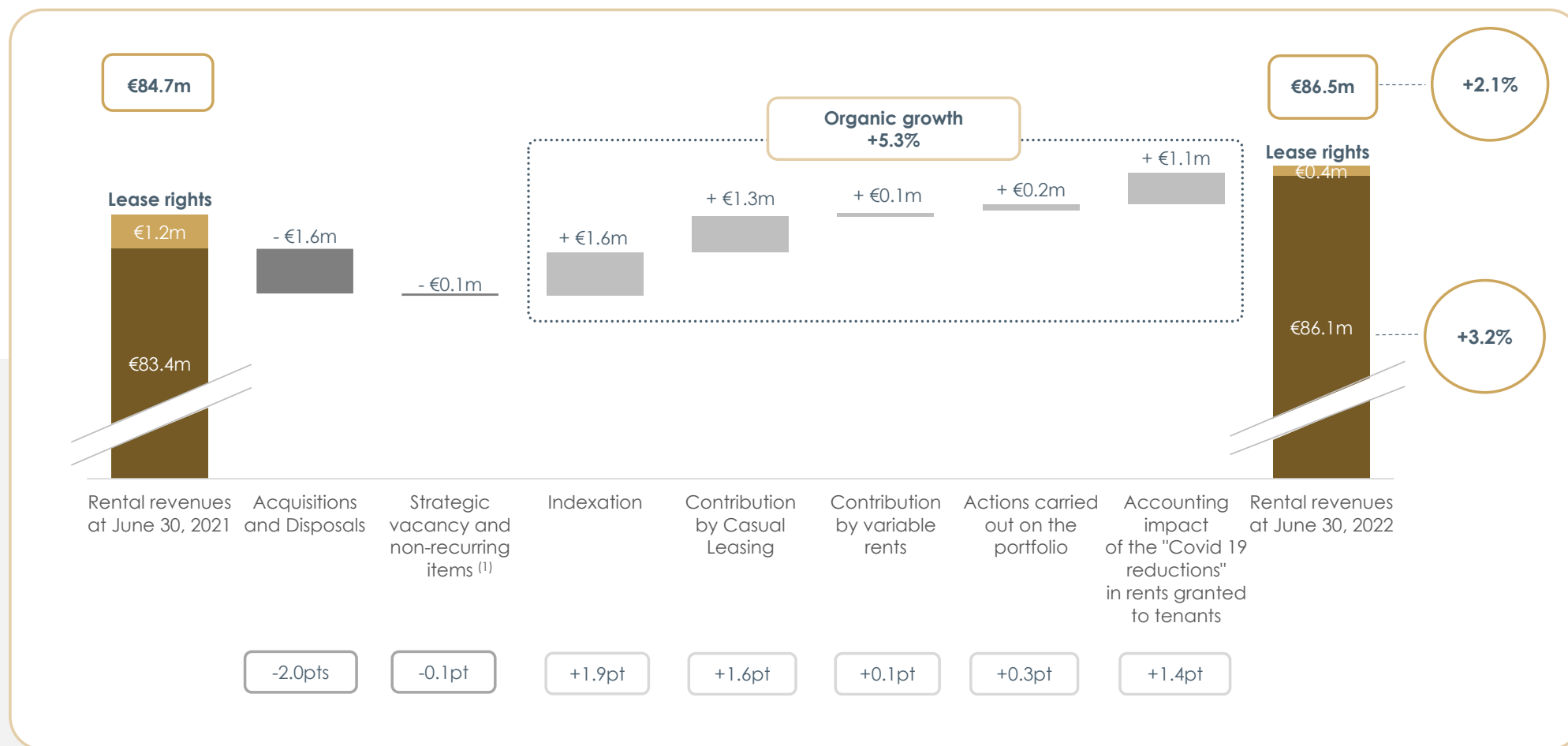


› **Capitalizing on a landbank** controlled by Mercialis, with over 3 hectares of space, in the Saint-André district (North East of Reunion Island, 20 mins from Saint-Denis)

› **Creating a 6,000 sq.m retail hub**, combining medium-sized stores, leisure and dining spaces, as well as a new medical complex

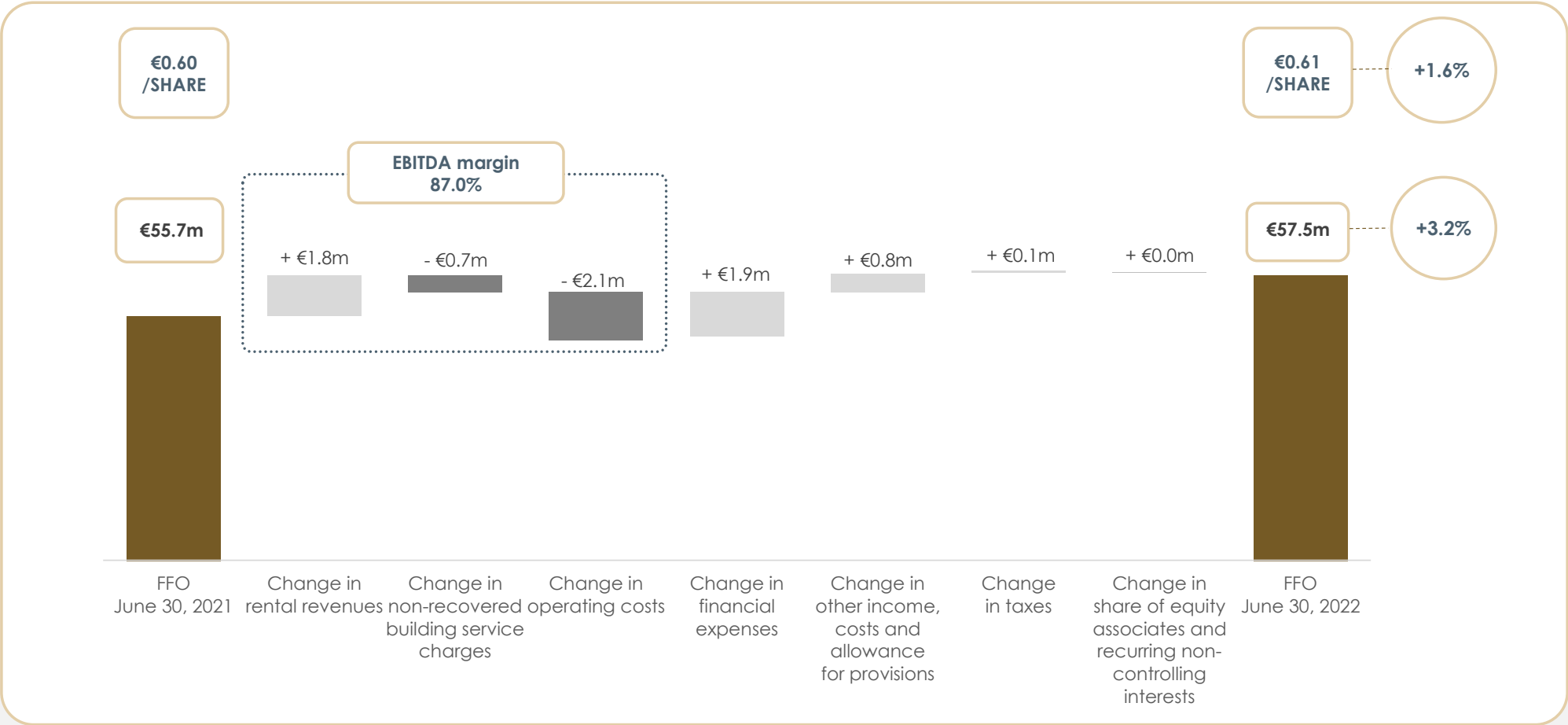


Rental revenues up +2.1% despite scope impacts, through positive operating trends



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

FFO up +3.2% to €57.5m, in line with Mercialys' 2022 objectives



Change in portfolio value at June 30, 2022

Portfolio value at June 30, 2022: €2,930.2m excluding transfer taxes

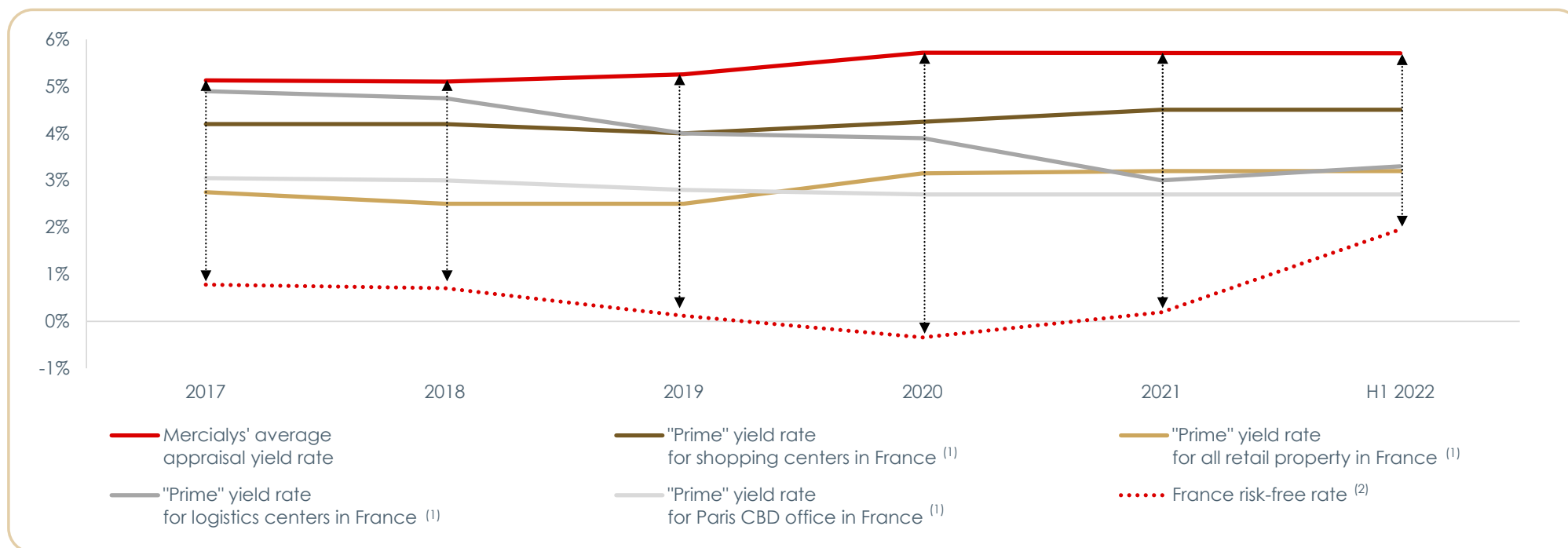


Change in portfolio value, excluding transfer taxes	CHANGE ON A LIKE-FOR-LIKE BASIS ⁽¹⁾		
	H1 2021	FY 2021	H1 2022
Of which rent effect	-1.9%	-2.8%	+1.6%
Of which yield effect	-0.4%	-0.2%	+0.1%
Total change in portfolio value	-2.3%	-3.1%	+1.7%

AVERAGE APPRAISAL YIELD RATE	06/2019	12/2019	06/2020	12/2020	06/2021	12/2021	06/2022
	5.20%	5.26%	5.49%	5.72%	5.74%	5.71%	5.71%
Of which regional / large shopping centers	5.04%	5.07%	5.32%	5.44%	5.44%	5.43%	5.43%
Of which neighborhood shopping centers	5.84%	6.12%	6.25%	7.31%	7.45%	7.33%	7.30%

(1) Sites on a constant scope and a constant surface area basis

Appraisers' assumptions underlying portfolio values at end-June 2022



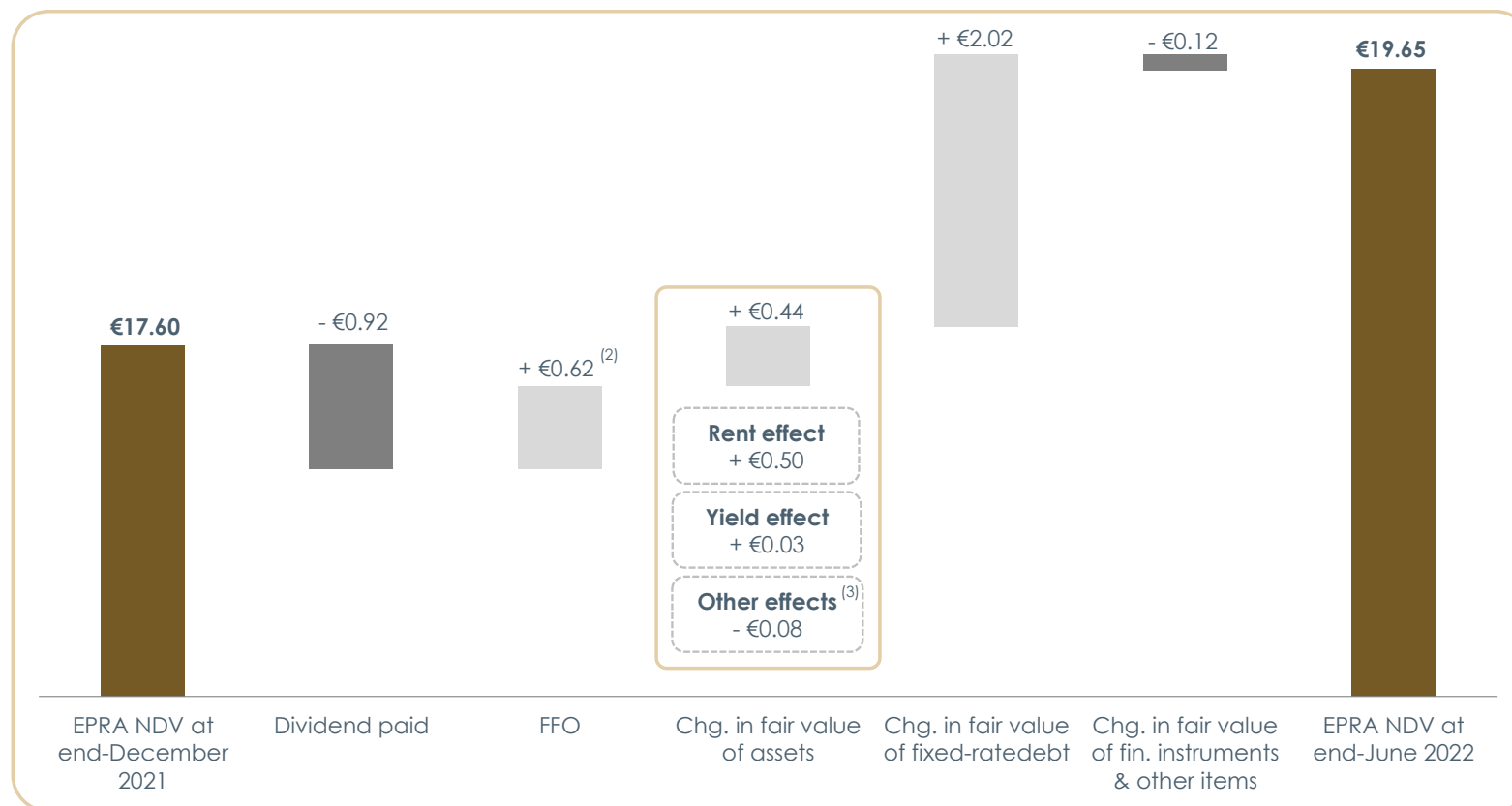
	MERCIALYS
Average annual rent (€/sq.m)	229
Net rental income CAGR (10-year)	2.6% ⁽³⁾
Average valuation (€/sq.m, excl. transfer taxes)	3,760
Net Initial Yield (EPRA, incl. transfer taxes)	5.26%

⁽¹⁾ Source: BNP Paribas Real Estate, At a Glance – Investment

⁽²⁾ Source: Banque de France

⁽³⁾ 2022-2031 CAGR, including indexation, used by Mercialis' main real estate appraiser, BNP Paribas Real Estate, which handles 56% of the Company's asset appraisals

Change in EPRA NDV per share ⁽¹⁾



EPRA NDV

- › **€19.65/share**
- › **Up +11.6%** over 6 months
- › **Up +14.4%** over 12 months

EPRA NRV

- › **€20.35/share**
- › Down -0.8% over 6 months
- › Up +0.2% over 12 months

EPRA NTA

- › **€18.24/share**
- › Down -0.8% over 6 months
- › Down -0.1% over 12 months

(1) Calculation based on the diluted number of shares at the end of the period, in accordance with the EPRA methodology regarding NDV

(2) Calculation based on the diluted number of shares at the end of the period, as this concerns the impact of FFO on the change in NDV per share

(3) Including impact of revaluation of assets outside of organic scope and associates, maintenance capex and capital gains on asset disposals

2022 objectives confirmed

excluding the health situation's potential impacts on operations



CHANGE IN FFO PER SHARE

**Increase of at least
+2% vs. 2021**



DIVIDEND POLICY

**Dividend ranging
from 85% to 95%
of 2022 FFO**



Appendices

MERCIALYS



2022

October 18

**Activity at
September 30, 2022**
(after market close)

Company profile



Leading listed French real estate company that is a commercial real estate pure player

- › Mercialis' portfolio is focused on large and neighborhood shopping centers that are leaders in their areas
- › Assets are concentrated in the most dynamic French regions

Portfolio focused on high-potential assets

- › 50 shopping centers ⁽¹⁾
- › Leasable area: 779,352 sq.m
- › Appraised asset value (including transfer taxes): €3,122.8m at June 30, 2022

(1) In addition to 3 geographically dispersed assets



€168.8m

Annualized rental base



1.7%

Average cost of drawn debt



€19.65

EPRA NDV per share



36.6%

LTV (excluding transfer taxes)

Rental income structure



CASINO GROUP LEASE SCHEDULE

(main leases: hypermarkets, supermarkets & Monoprix stores)

Site	% held by Mercialis	Type	Lease start date	Lease end date	Lease characteristics
Grenoble	100%	Monoprix	02/2010	02/2022	3 - 6 - 9 - 12 commercial lease
Quimper	100%	Hypermarket	12/2014	12/2026	3 - 6 - 9 - 12 commercial lease
Aix-en-Provence	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Marseille	100%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Brest	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Nîmes	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Angers	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Lanester	100%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Niort	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Fréjus	51%	Hypermarket	06/2015	06/2027	3 - 6 - 9 - 12 commercial lease
Narbonne	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Istres	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Le Puy	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Clermont-Ferrand	51%	Hypermarket	11/2015	11/2027	3 - 6 - 9 - 12 commercial lease
Annemasse	100%	Hypermarket	12/2015	12/2027	3 - 6 - 9 - 12 commercial lease
Ajaccio	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Corte	60%	Supermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Furiani	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Porto-Vecchio	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period
Toga	60%	Hypermarket	07/2018	06/2030	12-year commercial lease, 9-year firm period

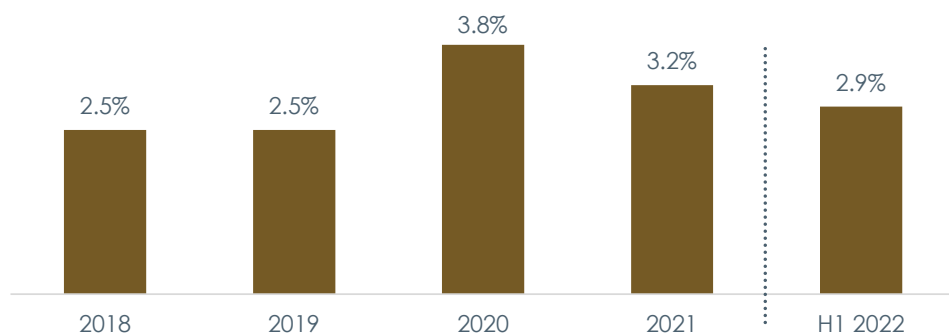
H&M GROUP LEASE SCHEDULE

Site	Lease start date	Lease end date	Lease characteristics
Aix-en-Provence	08/2016	08/2022	12-year commercial lease, 6-year firm period
Angers	07/2011	09/2022	3 - 6 - 9 - 10 commercial lease
Grenoble	05/2010	12/2022	3 - 6 - 9 - 10 commercial lease
Clermont-Ferrand	08/2013	02/2023	3 - 6 - 9 - 10 commercial lease
Mandelieu	01/2016	01/2028	12-year commercial lease, 6-year firm period
Brest	02/2016	02/2028	12-year commercial lease, 6-year firm period
Lanester	07/2016	07/2028	12-year commercial lease, 6-year firm period
Toulouse	07/2016	07/2028	12-year commercial lease, 6-year firm period
Besançon	12/2016	12/2028	12-year commercial lease, 6-year firm period
Quimper	05/2017	05/2029	3 - 6 - 9 - 12 commercial lease
Morlaix	07/2017	07/2029	12-year commercial lease, 6-year firm period
Narbonne	07/2017	07/2029	12-year commercial lease, 6-year firm period
Nîmes	08/2017	07/2029	12-year commercial lease, 6-year firm period

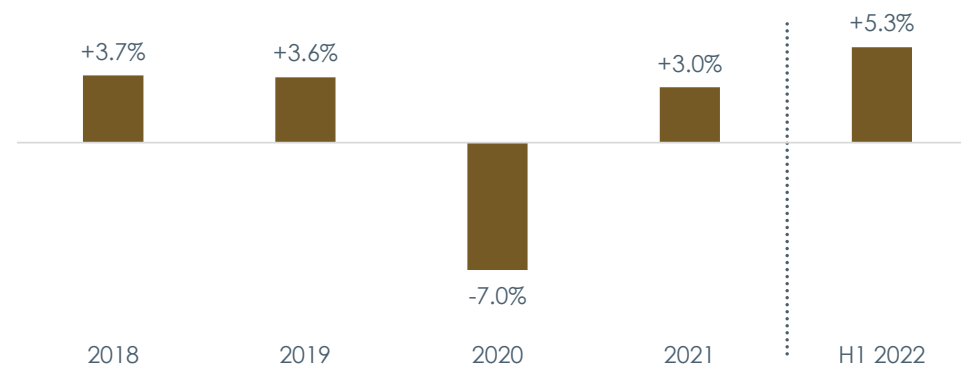
Historical indicators



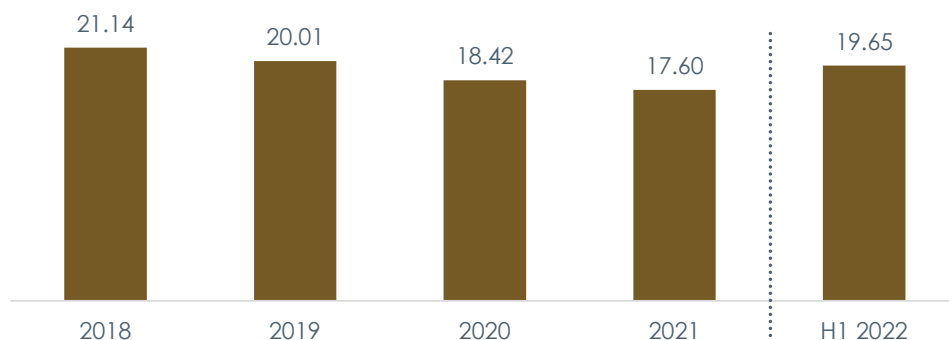
CURRENT FINANCIAL VACANCY RATE ⁽¹⁾



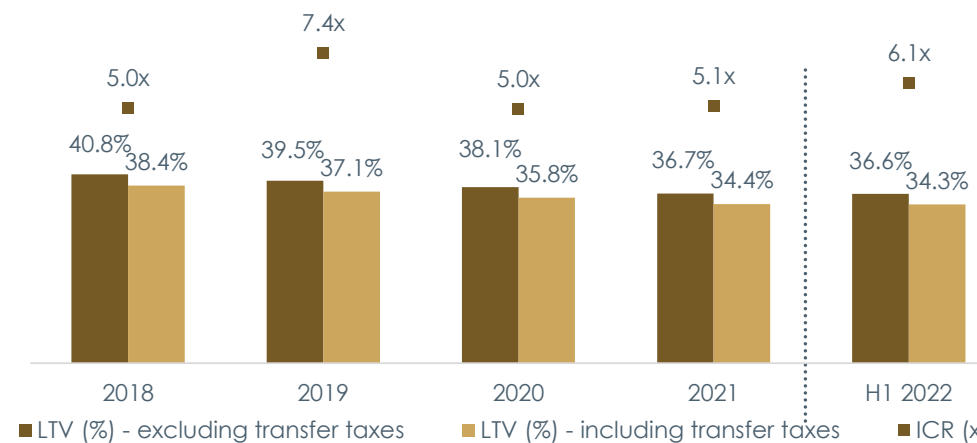
ORGANIC GROWTH INCLUDING INDEXATION



EPRA NNNAV / NDV ⁽²⁾ (€/share)



LTV AND ICR



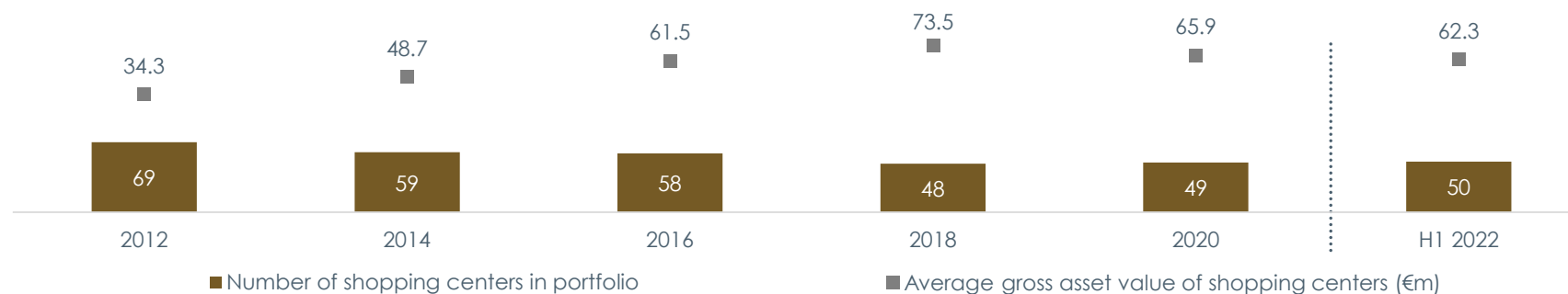
(1) Mercialis' vacancy rate does not include agreements relating to the Casual Leasing business

(2) Mercialis' EPRA NNNAV and EPRA NDV are equal, as the Company's balance sheet does not carry any goodwill

Shopping center portfolio structure

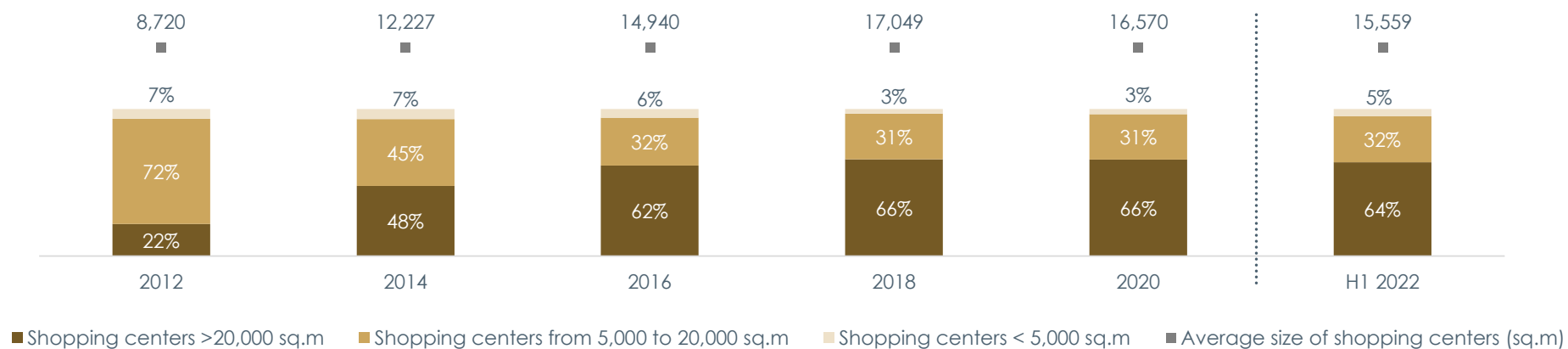


NUMBER OF SHOPPING CENTERS AND AVERAGE VALUE



SHOPPING CENTER BREAKDOWN BY SIZE

(% of portfolio gross asset value, including transfer taxes)

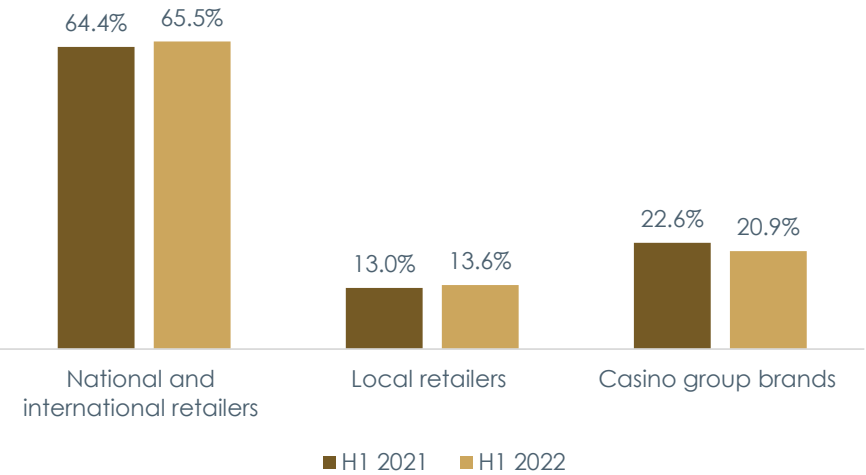


Rental income structure

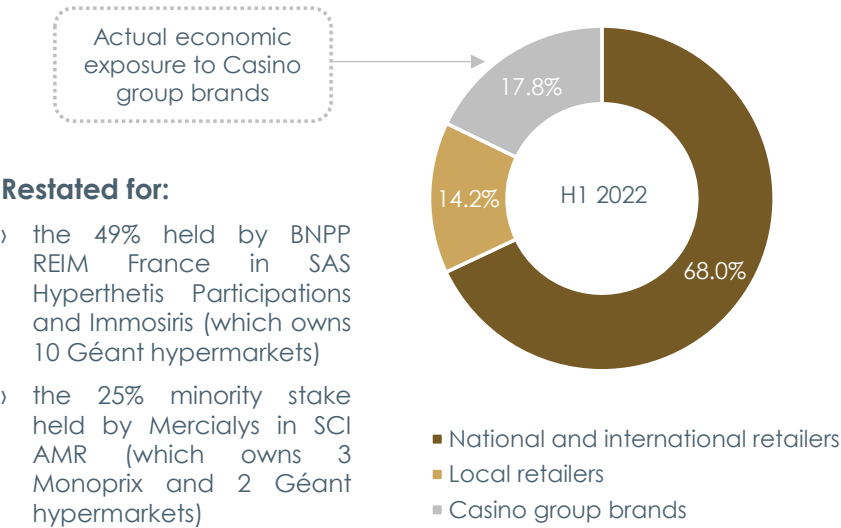


› Over 900 retailers and 2,130 leases

**BREAKDOWN OF MERCIALYS' RENTAL INCOME
BY TYPE OF RETAILER**
CONSOLIDATED VISION
(% of annualized rental income)



**BREAKDOWN OF MERCIALYS' RENTAL INCOME
BY TYPE OF RETAILER**
ECONOMIC EXPOSURE
(% of annualized rental income)



Mercialys' sustained work on ESG stakes is reflected in its global rankings



									
2021	Score: 89/100 Green Star status	Rating: A A List status maintained	Score: 89/100 #1 in its category Member of the Gaïa index	Score: 9.1	Rating: A	Rating: B- Prime status maintained	2022: Best AGM Brochure 2021: Best URD	BPR Gold Award sBPR Gold Award	Score: 85/100 #3 on SBF 120
2020	Score: 85/100 ⁽¹⁾ Green Star status	Rating: A A List status maintained	Score: 87/100 #1 in its category Member of the Gaïa index	Score: 9.4	Rating: A	Rating: B- Prime status maintained	#1 on SBF 120 Grand Prix "All Categories" Award	BPR Gold Award sBPR Gold Award	#4 on SBF 120
2019	Score: 90/100 Green Star status	Rating: A A List status maintained	Score: 85/100 Member of the Gaïa index	Score: 11.74 ⁽²⁾	Rating: A	Rating: B- Prime status maintained	Classified out of category Registration Document Award	BPR Gold Award sBPR Gold Award	#4 on SBF 120
2018	Score: 87/100 Green Star status	Rating: A Inclusion in the A List	Score: 82/100 Member of the Gaïa index	-	Rating: BBB	Rating: B- Prime status achieved	#1 on SBF 120 Grand Prix "All Categories" Award	BPR Gold Award sBPR Gold Award	#4 on SBF 120
2017	Score: 84/100 Green Star status achieved	Rating: A-	Score: 79/100 Member of the Gaïa index	-	Rating: A	Rating: C-	#3 on SBF 120 Year's Most Improved Award	BPR Gold Award sBPR Gold Award	#12 on SBF 120

(1) Not comparable due to a change in the assessment methodology
(2) Risk rating: scale from 0 to 100, 0 being the best evaluation

EPRA performance indicators



	JUNE 30, 2021	DECEMBER 31, 2021	JUNE 30, 2022
EPRA earnings - € per share	0.60	1.10	0.61
EPRA NRV - € per share	20.32	20.51	20.35
EPRA NTA - € per share	18.26	18.39	18.24
EPRA NDV - € per share	17.17	17.60	19.65
EPRA net initial yield - %	5.26%	5.24%	5.26%
EPRA “topped-up” net initial yield - %	5.32%	5.32%	5.34%
EPRA vacancy rate - %	5.7%	4.9%	4.4%
EPRA cost ratio (including direct vacancy costs) - %	11.7%	18.5%	14.8%
EPRA cost ratio (excluding direct vacancy costs) - %	9.8%	16.6%	13.0%
EPRA capital expenditure - in millions of euros	6.6	15.9	8.8

FFO & EPRA earnings



IN THOUSANDS OF EUROS	JUNE 30, 2021	JUNE 30, 2022
Invoiced rents	83,419	86,087
Lease rights	1,246	364
Rental revenues	84,665	86,450
Property taxes	-13,775	-13,310
Rebiling to tenants	12,170	11,432
Non-recovered property taxes	-1,606	-1,878
Service charges	-16,373	-16,455
Rebiling to tenants	13,760	13,957
Non-recovered service charges	-2,613	-2,498
Management fees	-2,646	-3,739
Rebiling to tenants	2,103	2,134
Losses on and impairment of receivables	4,216	4,199
Other expenses	-153	341
Net property operating expenses	3,520	2,935
Net rental income	83,966	85,009
Management, administrative and other activities income	1,292	1,208
Other income and expenses	-2,042	-1,620
Personnel expenses	-6,900	-9,346
EBITDA	76,317	75,251
Net financial items (excluding non-recurring items ⁽¹⁾)	-16,101	-14,162
Reversals of / (allowance for) provisions	-346	-522
Other operating income and expenses (excluding capital gains on disposals and impairment)	-199	766
Tax expense	-423	-339
Share of net income from associates and joint ventures (excluding capital gains, amortization and impairment)	1,745	1,836
Non-controlling interests (excluding capital gains, amortization and impairment)	-5,300	-5,367
FFO	55,694	57,461
FFO per share (based on average diluted number of shares)	0.60	0.61
EPRA EARNINGS	55,694	57,461

(1) Impact of hedging ineffectiveness, banking default risk, prices and costs relating to bond redemptions, proceeds and costs from unwinding swaps, and exceptional amortization relating to these redemptions

Net income attributable to owners of the parent



IN THOUSANDS OF EUROS	JUNE 30, 2021	JUNE 30, 2022
FFO	55,694	57,461
Depreciation and amortization	-19,557	-18,622
Other operating income and expenses	-5,579	-432
Impact of hedging ineffectiveness, banking default risk and bond redemptions	683	-25,959
Share of net income from associates, joint ventures and non-controlling interests (amortization, depreciation and capital gains)	148	147
NET INCOME, ATTRIBUTABLE TO OWNERS OF THE PARENT	31,388	12,595

Balance sheet



IN THOUSANDS OF EUROS		DECEMBER 31, 2021	JUNE 30, 2022
ASSETS	Intangible assets	5,028	4,214
	Property, plant and equipment other than investment property	6,922	4,189
	Investment property	1,935,117	1,921,342
	Right-of-use assets	8,590	10,032
	Investments in associates	37,907	37,368
	Other non-current assets	50,733	37,392
	Deferred tax assets	1,346	1,013
	Non-current assets	2,045,642	2,015,551
	Trade receivables	36,865	29,944
	Other current assets	34,595	38,265
	Cash and cash equivalents	257,178	242,306
	Investment property held for sale	60,086	405
	Current assets	388,724	310,919
	TOTAL ASSETS	2,434,366	2,326,471
EQUITY AND LIABILITIES	Share capital	93,887	93,887
	Additional paid-in capital, treasury shares and other reserves	649,231	591,857
	Equity attributable to owners of the parent	743,118	685,743
	Non-controlling interests	202,011	201,144
	Equity	945,129	886,887
	Non-current provisions	1,008	811
	Non-current financial liabilities	1,237,101	1,142,871
	Deposits and guarantees	23,003	23,608
	Non-current lease liabilities	8,353	9,530
	Other non-current liabilities	5,716	354
	Non-current liabilities	1,275,181	1,177,174
	Trade payables	16,477	20,130
	Current financial liabilities	150,144	197,815
	Current lease liabilities	1,030	1,444
	Current provisions	11,443	11,195
	Other current liabilities	34,826	31,747
	Current tax liabilities	136	79
	Current liabilities	214,056	262,410
	TOTAL EQUITY AND LIABILITIES	2,434,366	2,326,471

Breakdown of assets

Average appraisal yield rate: 5.71% at June 30, 2022



TYPE OF PROPERTY	NUMBER OF ASSETS JUNE 30, 2022	APPRAISAL VALUE (EXCL. TRANSFER TAXES) JUNE 30, 2022		APPRAISAL VALUE (INCL. TRANSFER TAXES) JUNE 30, 2022		GROSS LEASABLE AREA JUNE 30, 2022		APPRAISED NET RENTAL INCOME	
		€m	%	€m	%	sq.m	%	€m	%
Regional / large shopping centers	25	2,475.9	84.5%	2,637.1	84.4%	607,224	77.9%	143.1	80.3%
Neighborhood shopping centers	25	446.3	15.2%	477.3	15.3%	170,713	21.9%	34.8	19.5%
Subtotal	50	2,922.3	99.7%	3,114.3	99.7%	777,938	99.8%	177.9	99.8%
Other sites	3	7.9	0.3%	8.5	0.3%	1,414	0.2%	0.3	0.2%
Total portfolio	53	2,930.2	100%	3,122.8	100%	779,352	100%	178.3	100%

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