



2022 FULL-YEAR RESULTS

February 15, 2023

MERCIALYS

Preliminary remarks



THE 2022 FULL-YEAR

*consolidated financial statements were approved
by the Board of Directors on February 14, 2023*



THE AUDIT PROCEDURES

*have been completed by the statutory auditors.
The audit certification report is underway*



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Mercialys shows strong operating and financial achievements and a clear strategy for growth



STRONG RESULTS

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

- › Solid **+4.1%** organic growth, supported by **+1.9%** indexation
- › Favorable **+2.8%** rental reversion achieved
- › Normalization of rent collection

Its financial profile has been further strengthened, with a **35.3%** LTV (excl. TT) and a liquidity and debt maturity enhanced by a timely refinancing operation in Q1 2022

Mercialys' asset values have been resilient, with a **+0.9%** increase like-for-like in 2022, driven by the positive trend for rents and the strength of the sites in their catchment areas

The appraisal yield rate is almost stable at **5.75%**, offering a significant buffer of **2.7%** vs. the risk-free rate (end-2022)

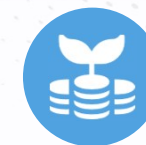


ROBUST MODEL

Strong competitive positions in buoyant regional peripheral urban areas in terms of both purchasing power and demographics. Sites deeply anchored in everyday physical consumption practices delivering a footfall and sales track record that outperforms the national average

Mercialys offers a sustainable occupancy cost ratio of **11.1%**, with strong efforts to limit the increase in service charges in an inflationary environment, as well as continued investments in attractiveness, enabling retailers to grow their business and profitability

Mercialys' operating resilience and cash flow generation secure sustainable NAV levels, as validated by prices on disposals aligned as a minimum with the appraisal values



GROWTH STRATEGY

Mercialys' strategy is structured around:

- › Developing services like LeShop / Ocitô platform (marketplace and first/last mile logistics service) or Prim-Prim loyalty program
- › Leveraging customer knowledge thanks to a database of **1.3m** customers and business intelligence tools to maximize the retail mix and transformation rate
- › Capitalizing on all spaces to optimize site value and revenues by developing multi-usage across sites (casual leasing, coworking, tertiary activities, etc.)
- › Capacity to boost growth through the development pipeline and/or bolt-on acquisitions of individual retail assets or portfolios. The returns on these investment alternatives vs. cost of financing will be key moving forward

Further steps in 2022 to implement the 2020-2030 CSR strategy



FOR OUR ENVIRONMENT

- › Carbon neutrality: **-71% vs. 2021**, with 4.7 kgCO₂eq.sq.m
- › Waste recovery: **65%** (target 100%)
- › Pesticide use: **5 L** (target 0 L)
- › Soil artificialization: **0 sq.m** (in line with target)

FOR OUR COMMUNITIES

- › Regional development: **68% of centers** involved (target 100%)
- › Multifunctional space: **58% of strategic centers** (target 100%)
- › Responsible purchasing: **83% of shopping centers and 27% corporate purchasing** with CSR clauses (target 100%)
- › Eco-mobility: **100% of shopping centers** close to public transport (in line with target)



FOR OUR STORES

- › Asset certification: **100% of strategic assets** certified (in line with target)
- › Responsible retail offering and services: **90% of strategic assets** offering responsible retail & services (target 100%)
- › Health and safety: **94/100 average score** in safety audits (target 95%)
- › Responsible landlord-tenant commitments: **0% of tenants** engaged (target 100%)

FOR OUR TALENTS

- › Workplace equality: **91/100 gender equality index** (target focused on maintaining best practices for equality)
- › Ethical practices: **95% employees trained in ethics** (target 100%)
- › Employee engagement and satisfaction: **"Great Place to Work" label** (target articulated around 3 quantified scores)
- › Work-life balance: **extension of WFH agreement** (target articulated around 3 scores)



Robust organic
growth model in
2022, particularly
suited to the
inflationary context

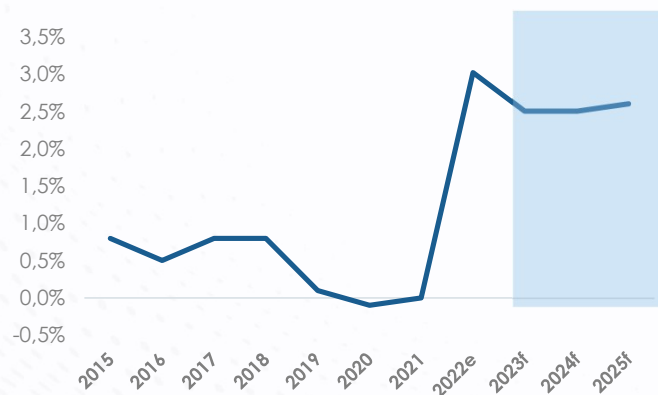
MERCIALYS

Navigating through a new “stress test” in 2022, with France showing resilient indicators



FRENCH 10-YEAR RISK-FREE RATE

(OAT – year-on-year change)

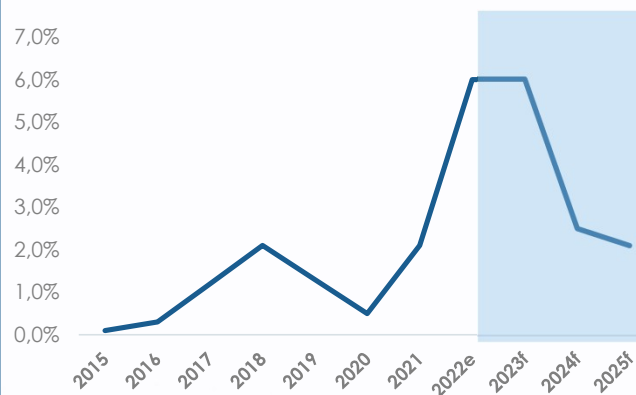


- › After 3 years of “free money”, strong rise in interest rates triggered by the European Central Bank to tackle the inflationary environment and fueling an economic slowdown
- › Interest rate rises are affecting asset values on different scales depending on the market segment and appraisal yield
- › Higher refinancing costs moving forward, requiring higher returns on potential acquisitions or investments

Source: France Trésor

CONSUMER PRICE

(France - growth %)

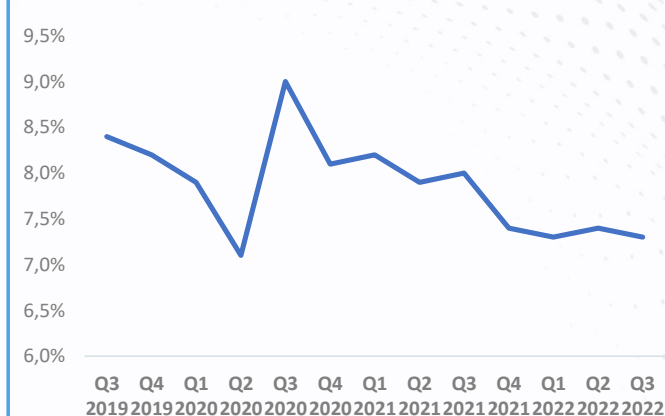


- › Geopolitical crisis in Ukraine, supply chain disruption and lockdown in China have amplified inflationary pressures, especially in energy and grocery prices
- › Price inflation reached **+5.9%** in 2022 in France, its highest level since 1985
- › However, French consumers have been protected by government incentives and fixed-rate mortgages

Source: Banque de France bulletin

UNEMPLOYMENT RATE

(France)



- › Despite a slowdown in GDP growth in 2022 to **+2.6%**, the unemployment rate decreased to **7.3%** in Q3 2022, a low level compared with historical trends
- › This rate reflects the sound situation of French corporates following the Covid-crisis and supports consumer spending

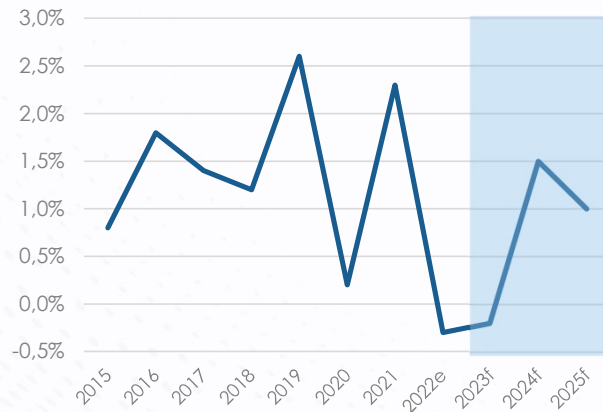
Source: INSEE

Sound consumption over the year, with supportive measures



PURCHASING POWER

(France - growth %)

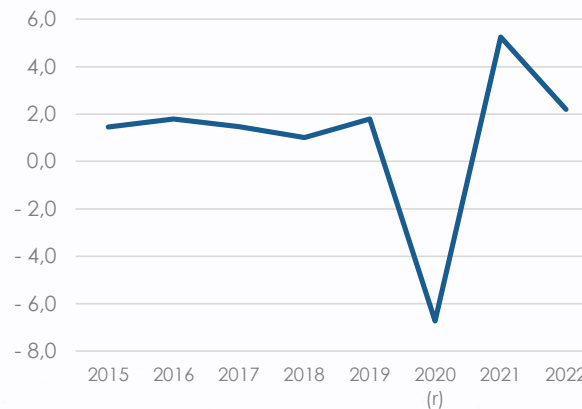


- › Limited negative impact of inflation on purchasing power in 2022 and 2023(f) thanks to (i) nominal salary increases and (ii) PPP (purchasing power package)
- › Purchasing power is expected to bounce back from 2024 due to nominal salary increases on a full-year basis and energy price stabilization

Source: Banque de France bulletin

HOUSEHOLD CONSUMPTION

(France - growth %)



- › Consumption remains structurally sound and balanced, with a +2.2% increase expected for 2022
- › Limited negative impact of inflation on purchasing power and high propensity to consume (high savings rate) after 2 years of restrictions

Source: Banque de France bulletin

PACKAGE OF POLICIES TO SUPPORT PURCHASING POWER IN FRANCE IN 2022

Examples of measures rolled out

- › Fuel discount and tariff shield on energy prices, maintained until December 30, 2022
- › Revaluation of pensions, social benefits and the new school year bonus
- › Revaluation of the index point for civil servants
- › Abolition of the audiovisual fee
- › Limit on rent rises and commercial rents
- › Introduction of the "value-sharing bonus" to replace the "Macron bonus"
- › Ability to buy back "RTT" days (special paid leave given to employees who work more than 35 hours / week) and reduction of the employer's contribution on overtime
- › Exceptional unlocking of employee savings

Source: Knight Frank

Solid set of FY 2022 results, with FFO growth exceeding target...



	2021	2022	CHANGE (%)
Organic growth in invoiced rents	+3.0%	+4.1%	-
EBITDA	144.7	144.2	-0.3%
EBITDA margin	84.0%	83.2%	-
Recurring earnings (FFO)	101.8	105.5	+3.7%
Recurring earnings (FFO) / share	1.10	1.13	+3.1%
Loan-to-value (excl. transfer taxes)	36.7%	35.3%	-
EPRA NDV / share	17.60	20.94	+19.0%
Dividend / share	0.92	0.96 ⁽¹⁾	+4.3%

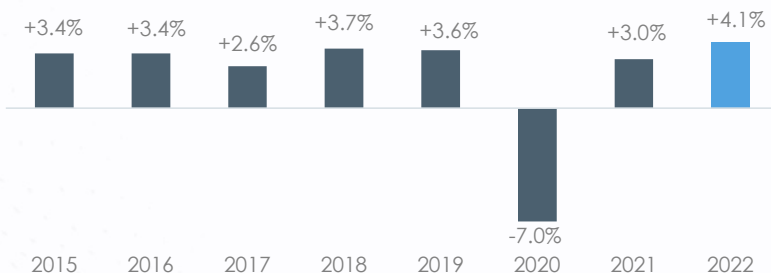
⁽¹⁾ Subject to approval by the General Meeting on April 27, 2023

...in line with previous years' operating excellence and strong shareholder returns

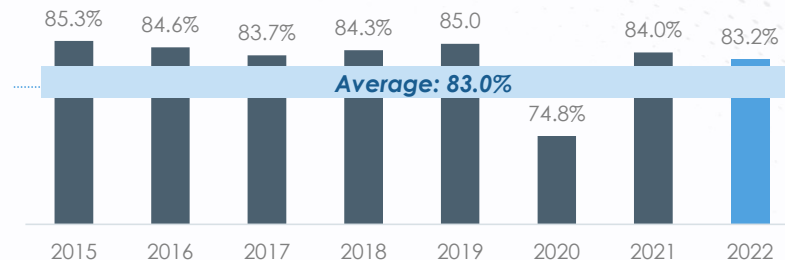


ORGANIC GROWTH

(incl. indexation)

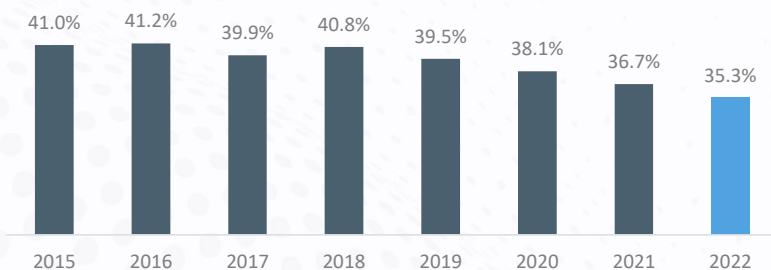


EBITDA MARGIN



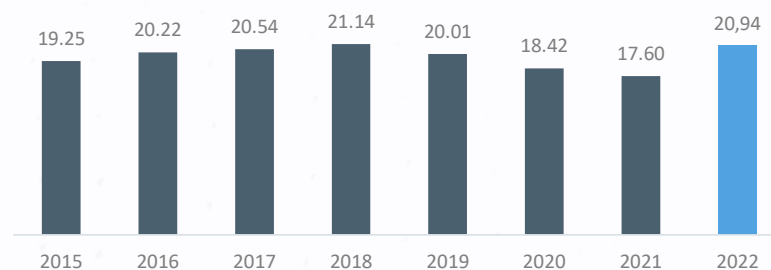
LOAN-TO-VALUE

(excl. transfer taxes)

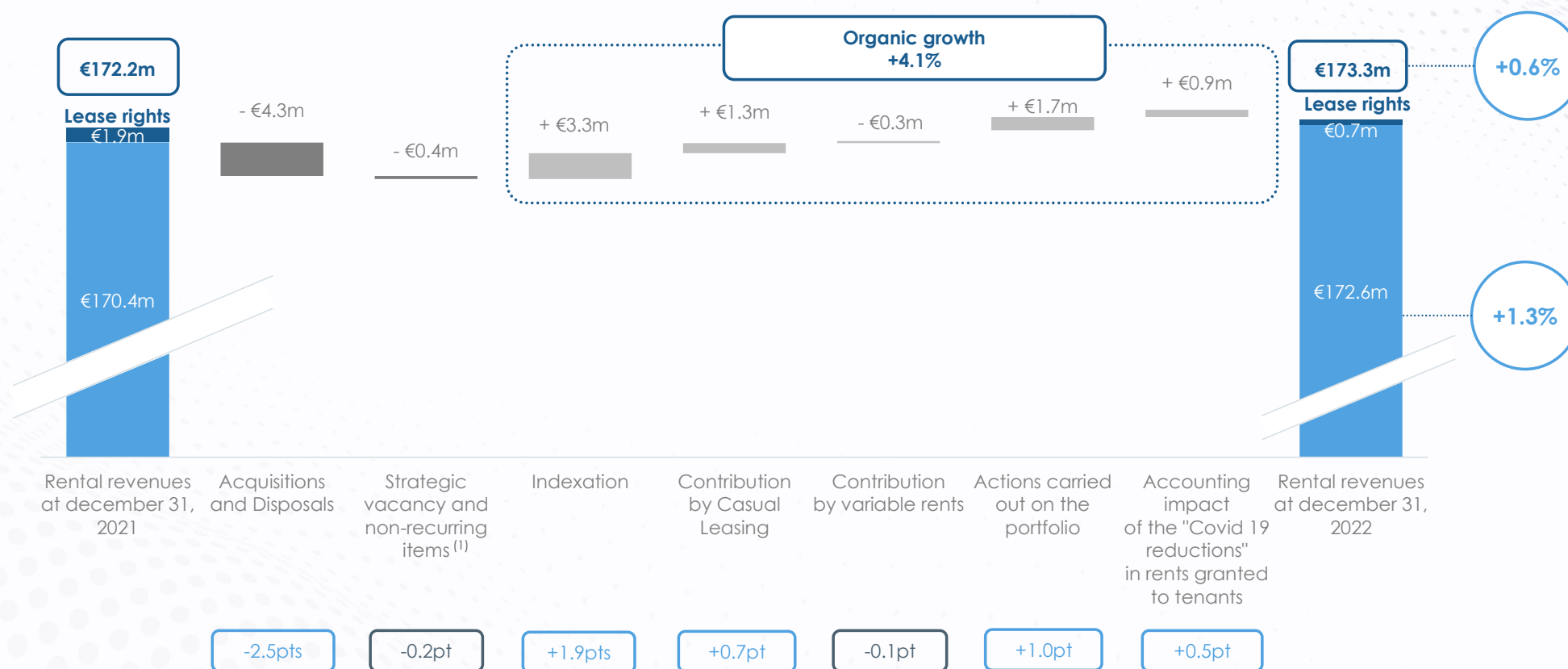


EPRA NDV

(in € per share)

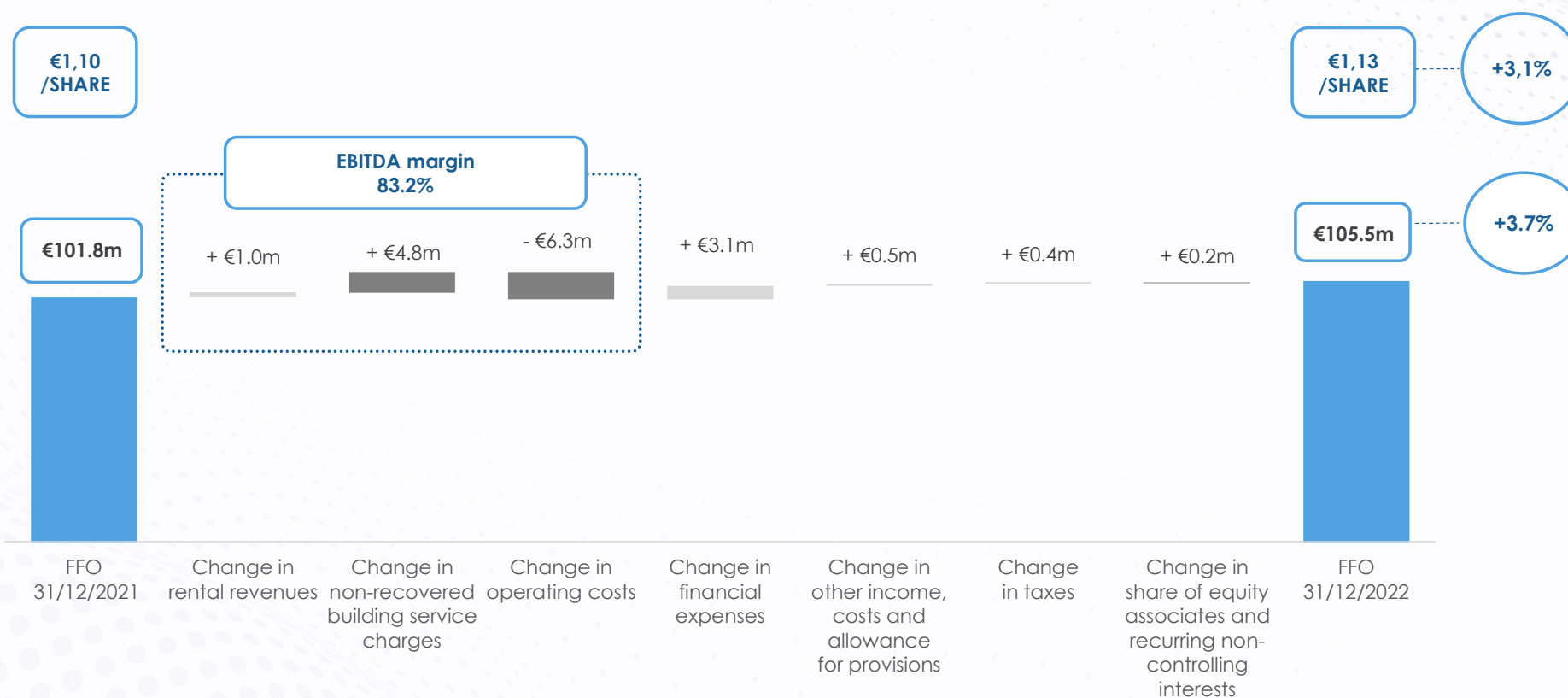


Organic growth driven by indexation, reversion and Casual Leasing



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

FFO of €105.5m (+3.7%), with +3.1% per share,
above the +2.0% target

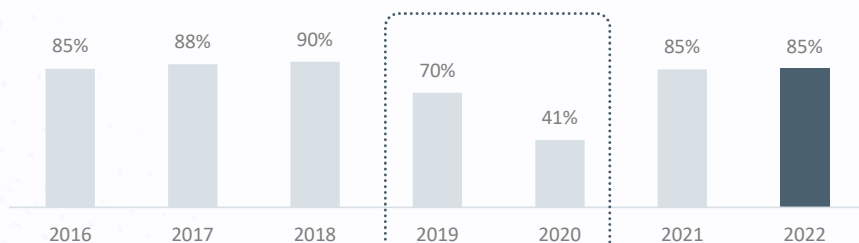


Sustainable dividend yield profile: proposed dividend of €0.96 / share

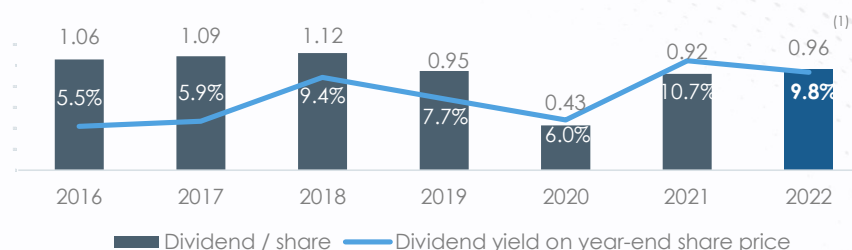
Proposed dividend up **+4.3%**, corresponding to **85%** of 2022 FFO / share



DIVIDEND AS % OF RECURRENT EARNINGS (FFO)

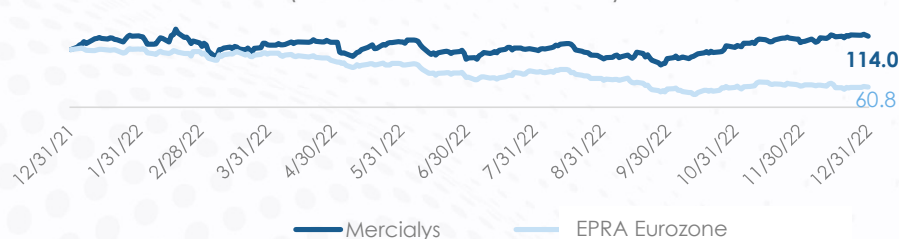


DIVIDEND AND DIVIDEND YIELD



MERCIALYS SHARE PERFORMANCE VS. EPRA EUROZONE INDEX

(Base 100 at Dec. 31, 2021)



2022 TOTAL SHAREHOLDER RETURN:



+14.0% share price increase



+9.8% dividend yield



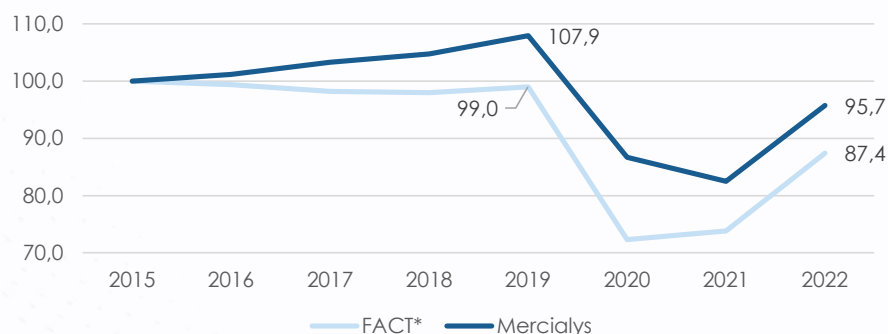
≈ 24.0% TSR

⁽¹⁾ Subject to approval by the General Meeting on April 27, 2023 / Ex-dividend date: May 2, 2023 / Payment date: May 4, 2023

Steady consumption rate reflected in 2022 retailer sales levels +1% above 2019

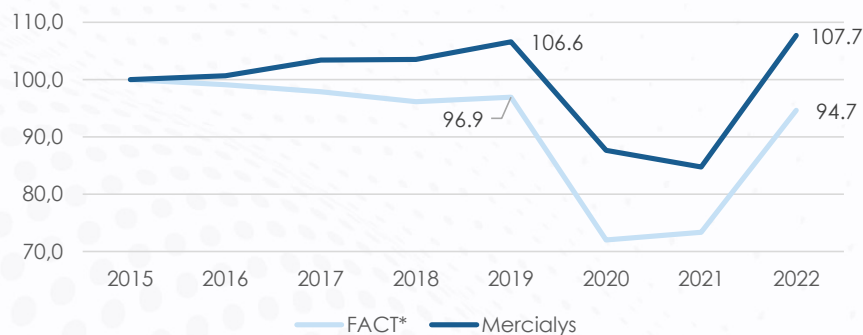
CUMULATIVE CHANGE IN FOOTFALL AT END-DECEMBER 2022

(base 100 in 2015)



CUMULATIVE CHANGE IN RETAILER SALES AT END-DECEMBER 2022

(base 100 in 2015)



(*) FACT: Fédération des acteurs du Commerce dans les Territoires



THE FOUNDATIONS BEHIND THIS OUTPERFORMANCE ARE LINKED TO MERCIALYS' DNA



Strong underlying trend for Mercialis' sites: catchment areas with higher average purchasing power and demographics



Balanced relationship with tenants (occupancy cost ratio, low vacancy, etc.)



Anchoring around a hypermarket is still relevant



Retail mix adapted to customers' essentials needs (affordability, etc.) and easy-to-access shopping centers

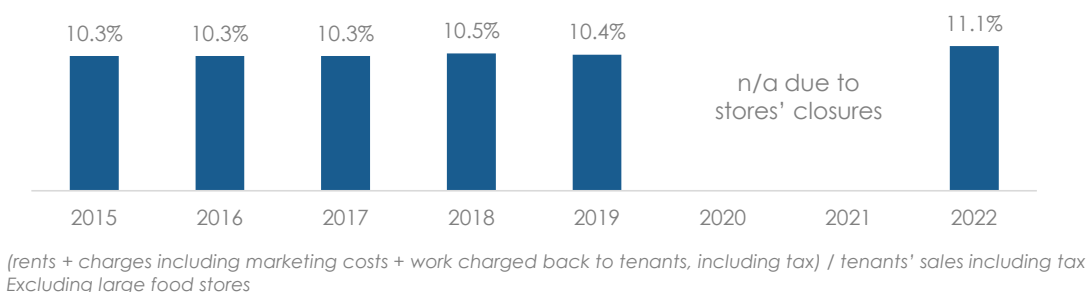


Well-balanced portfolio mix of tenants to mitigate individual risks

Balanced relationship with tenants illustrated by sustainable OCR and controlled vacancy levels



OCCUPANCY COST RATIO ⁽¹⁾

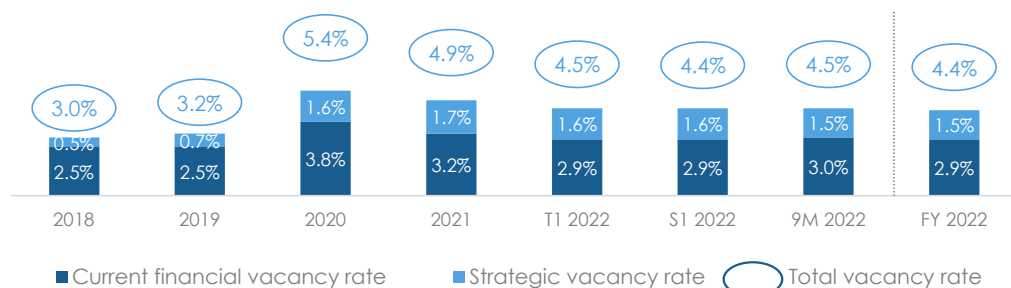


“COVERED RETAIL PARKS”:

Mercialys' shopping centers develop strong positions in their catchment area, while maintaining a streamlined spending profile for tenants:

- › Average charges billed to tenants (excl. land tax): **€40 / sq.m**
- › Average annual rent: **€228 / sq. m**

FINANCIAL VACANCY RATE ^{(1) (2)}



IMPACT OF CAMAÏEU BANKRUPTCY

Camaïeu's legal bankruptcy was effective from January 2023, accounting for an additional 0.9% vacancy

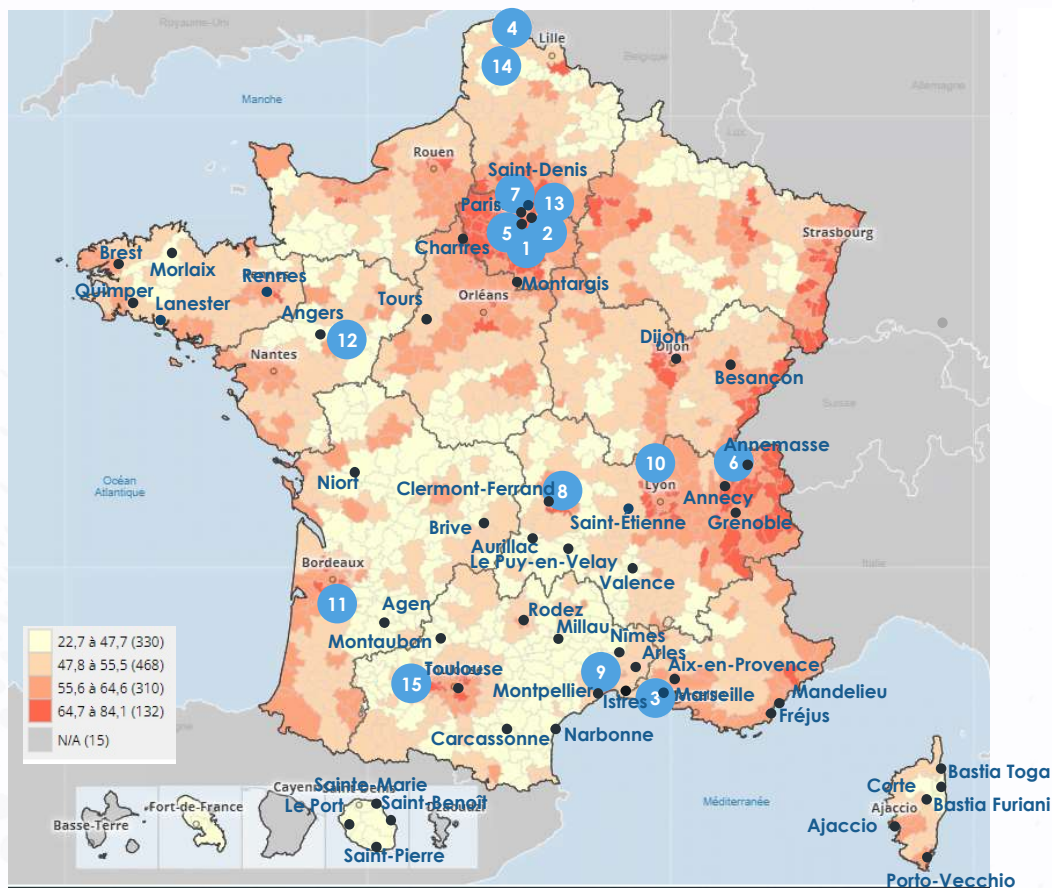
The reletting process is well advanced:

- › 2 new leases signed: 17% of ERV
 - › 2 agreements signed: 12% of ERV
 - › 1 12-months lease signed: 3% of ERV
 - › 1 store continuing to operate on Reunion Island: 8%
- +13.8% reversion

⁽¹⁾ Mercialys' occupancy rate and vacancy rate do not include agreements relating to the Casual Leasing business

⁽²⁾ In accordance with the EPRA calculation method: rental value at vacant units / (annualized minimum guaranteed rent on occupied units + rental value of vacant units)

Mercialys portfolio focused on dynamic geographies



SHARE OF TAXED HOUSEHOLDS IN 2019 ⁽¹⁾ AND FRANCE'S 15th MOST ATTRACTIVE RETAIL ZONES ⁽²⁾

Mercialys is positioned on 5⁽³⁾ of France's 10 (excluding Paris Region) most attractive retail zones, and its assets benefit from positive demographic and economic trends

⁽¹⁾ INSEE

⁽²⁾ FACT/ Mytraffic: Palmarès du commerce de périphérie, Sept. 2022

⁽³⁾ Agen Boé, Arles Fourchon, Brézet Clermont Ferrand, Annecy-Seynod, Marseille Plan de Campagne

Well-balanced portfolio mix to mitigate individual tenant risks



MERCIALYS' TOP 10 TENANTS: 13.3% of total rental base

(excl. brands linked to Casino Group)

TENANT	
H&M	
Feu Vert	
Armand Thiery	
Nocibe	
FNAC	
Mango	
Orange	
Jules	
Yves Rocher	
Sephora	

RECENT DEALS IN MERCIALYS' PORTFOLIO

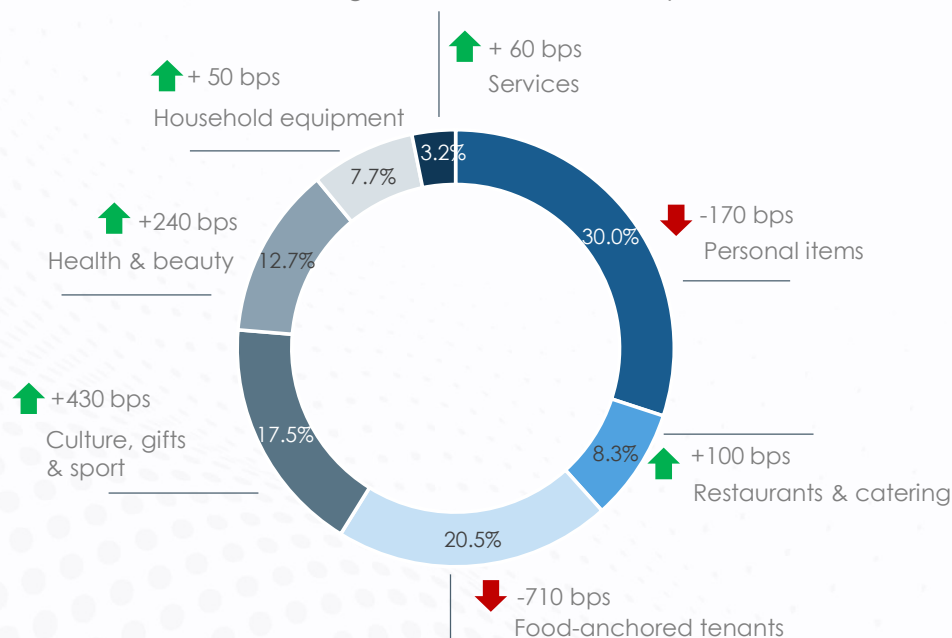
SITE	FORMER TENANT	NEW TENANT
Clermont-Ferrand	ZARA	MANGO
Aix-en-Provence		
Annecy		
Toulouse	TERRANOVA	
Toulouse	CALLIOPE	
Le Puy		
Nîmes	●●camaieu	
Brest		
Saint-Etienne	"Tout au frais"	
Angers		

Retail mix focused on price accessibility to protect customer purchasing power



BREAKDOWN OF MERCIALYS' RENTAL INCOME BY BUSINESS SECTOR

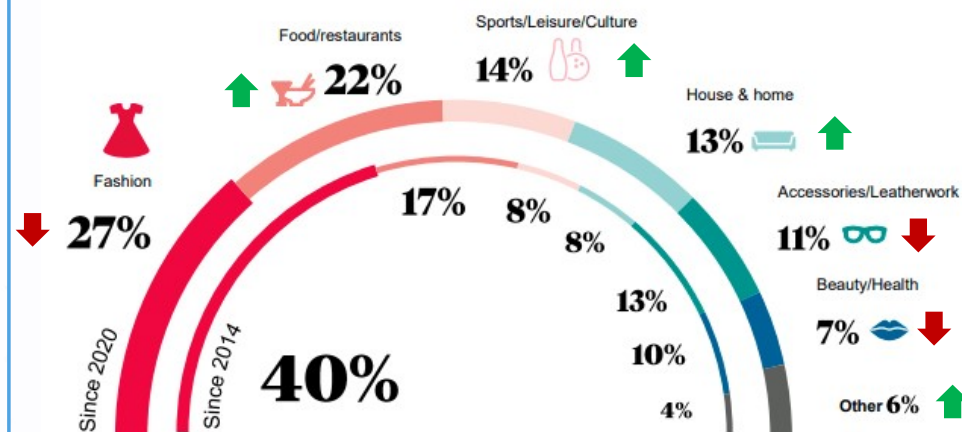
(% of annualized rental income at December 31, 2022 – change vs. December 31, 2017)



SHARE BY SECTOR OF OPENINGS IN FRANCE

(Since 2014 and 2020) ⁽¹⁾

Mercialys' restructuring of its retail mix successfully reflects medium-term market trends and the appeal of food, sports/leisure/culture, and house/home

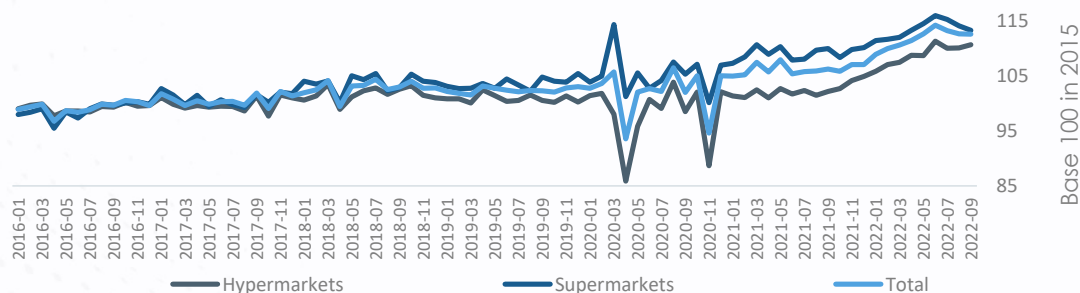


⁽¹⁾ Source: Knight Frank

Hypermarket anchor remains relevant and at the heart of consumers' habits

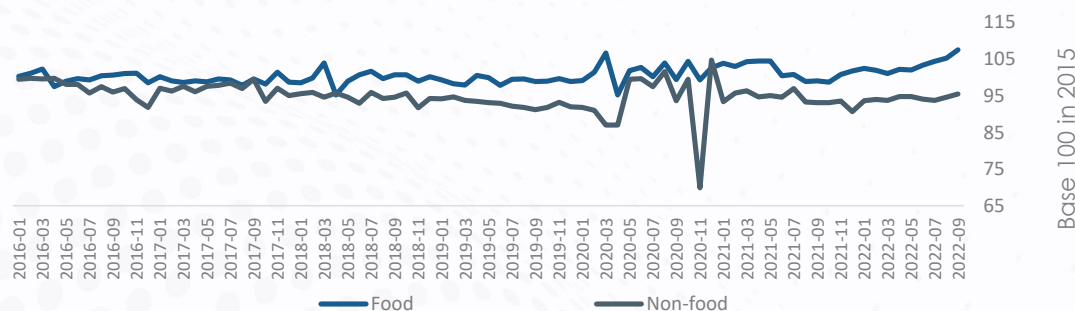


TURNOVER OF FOOD RETAIL STORES
(by type of format) ⁽¹⁾



Large food stores (hypermarkets and supermarkets) centralize **2/3⁽²⁾** of French households' food spending

TURNOVER OF HYPERMARKETS
(by type of product) ⁽¹⁾



90% of the French population live **< 20 km⁽²⁾** away from a hypermarket

⁽¹⁾ INSEE

⁽²⁾ Source: Knight Frank

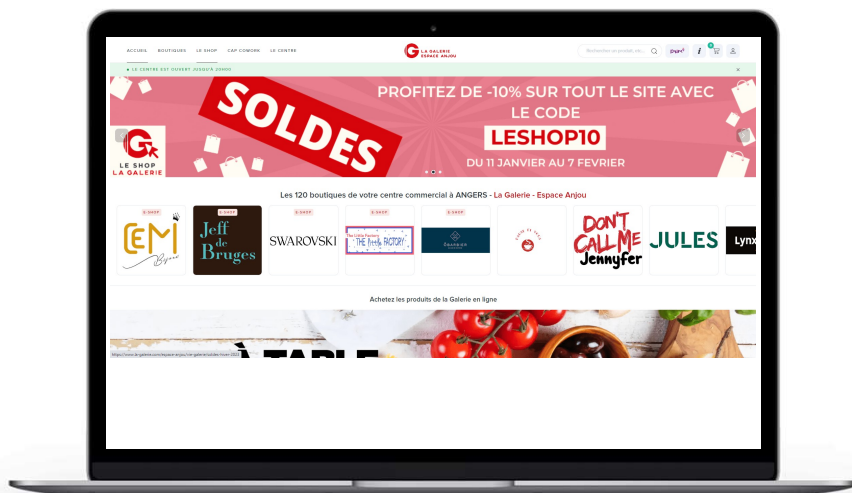
Enhanced features deployed in 2022 on customer knowledge for each asset, benefiting retailers



Develop innovative services: as omnichannel is the new normal, additional deployment of Le Shop / Ocitô service completed in 2022



- › In 2022, the online sales platform was merged with the “showcase” G La Galerie websites for each center
- › Le Shop now meets the needs of our shoppers with one single tool, generating more traffic and a higher conversion rate



28 shopping centers equipped



Average basket of **€42**



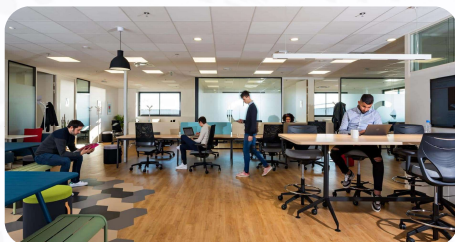
190 participating stores, representing nearly 10% of Mercialys total tenants' base

Maximize all available space



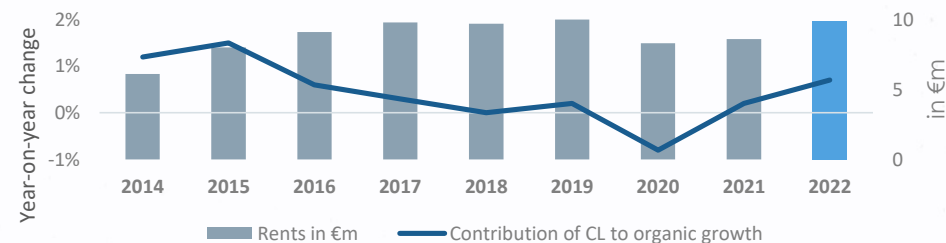
CAP COWORK: 4 SHOPPING CENTERS EQUIPPED WITH 1 NEW EXTENSION PLANNED FOR 2023

- › Coworking spaces already at cruising speed or with new extension potential on 4 sites in 2022
- › **149** workstations
- › Occupancy rate of **85%** and average contract lease of 6 months
- › Studies to install new spaces over the medium term, starting with Tours, expected to be launched in 2024



CASUAL LEASING REMAINS A STEADY CASH FLOW SOURCE, WHILE ALSO PROVIDING ENTERTAINMENT ON SITE

- › **€9.9m** contribution to consolidated rents + additional €0.2m from equity associates in 2022
- › Average occupancy of **~70%**
- › Potential for growth materializing across the portfolio, compensating for asset sales

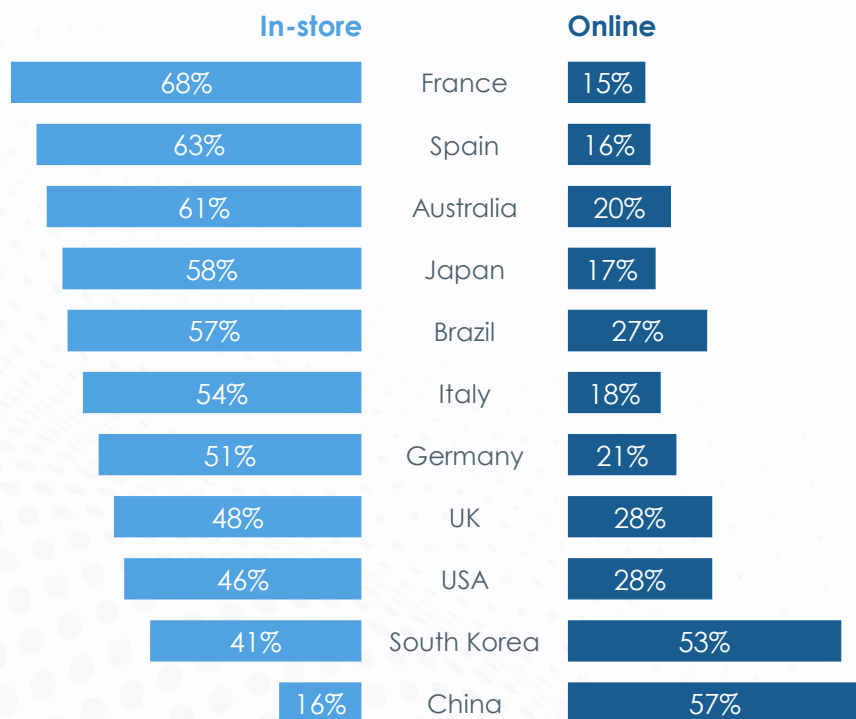


Moving towards a balance between online and physical retail



ONLINE RETAIL REMAINS STRONG IN TRAVEL AND LEISURE, BUT A BALANCE SEEMS TO BE EMERGING WITH A STRONG PHYSICAL RETAIL SECTOR WHICH REMAINS ATTRACTIVE FOR SHOPPERS

ONLINE OR IN-STORE: PREFERRED METHOD OF PURCHASE BY NATIONALITY ⁽¹⁾



- › French consumers show the strongest appetite for in-store shopping among Western European, American and Asian peer countries
- › In some sectors, the trends for e-commerce market shares have stabilized or declined already since 2021, as soon as stores were allowed to reopen
- › In 2022, sales of products through e-commerce declined by **-7%**, leading to a market share of digital retail of 12.5% in 2022 vs. 14.1% in 2021 and 13.4% in 2021

MARKET SHARE OF ONLINE RETAIL BY SECTOR ⁽²⁾

House equipment high-tech

2020	33%	2021	36%
------	-----	------	-----

Toys

2020	32%	2021	ND
------	-----	------	----

House appliances

2020	26%	2021	25%
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New physical cultural products

2020	24%	2021	24%
------	-----	------	-----

Personal items

2020	21%	2021	21%
------	-----	------	-----

Furniture

2020	18%	2021	21%
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Consumer goods

2020	11%	2021	11%
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⁽¹⁾ Sources: Morning consult "The state of retail & e-commerce" 2022

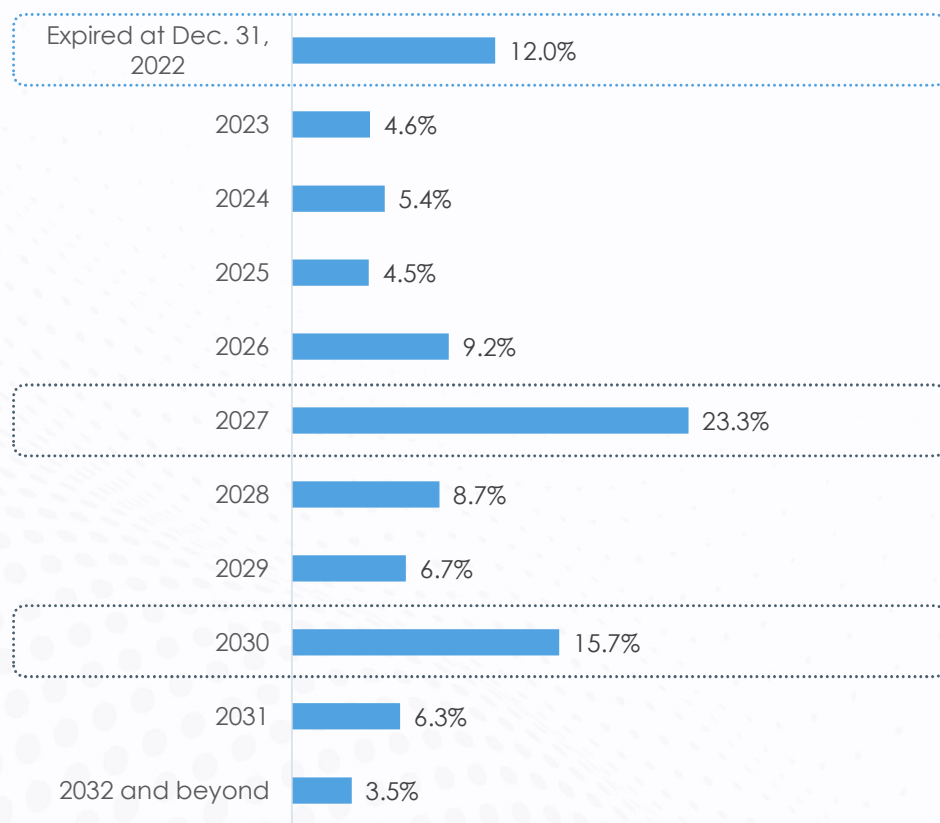
⁽²⁾ FEVAD

Lease expiry schedule effectively staggered over time and benefiting from new and ongoing deals



LEASE EXPIRY SCHEDULE

(percentage of leases expiring / guaranteed minimum rent at Dec. 31, 2022)



150 renewals and relettings completed in 2022 for €10.5m, i.e., 6.3% of the total rental base



Average reversion of +2.8% at end-2022, with a ramp-up during the year, as reversion reached +0.1% at end-March, +1.7% at end-June 2022 and +2.4% at end-September



Term of most of the Casino group leases



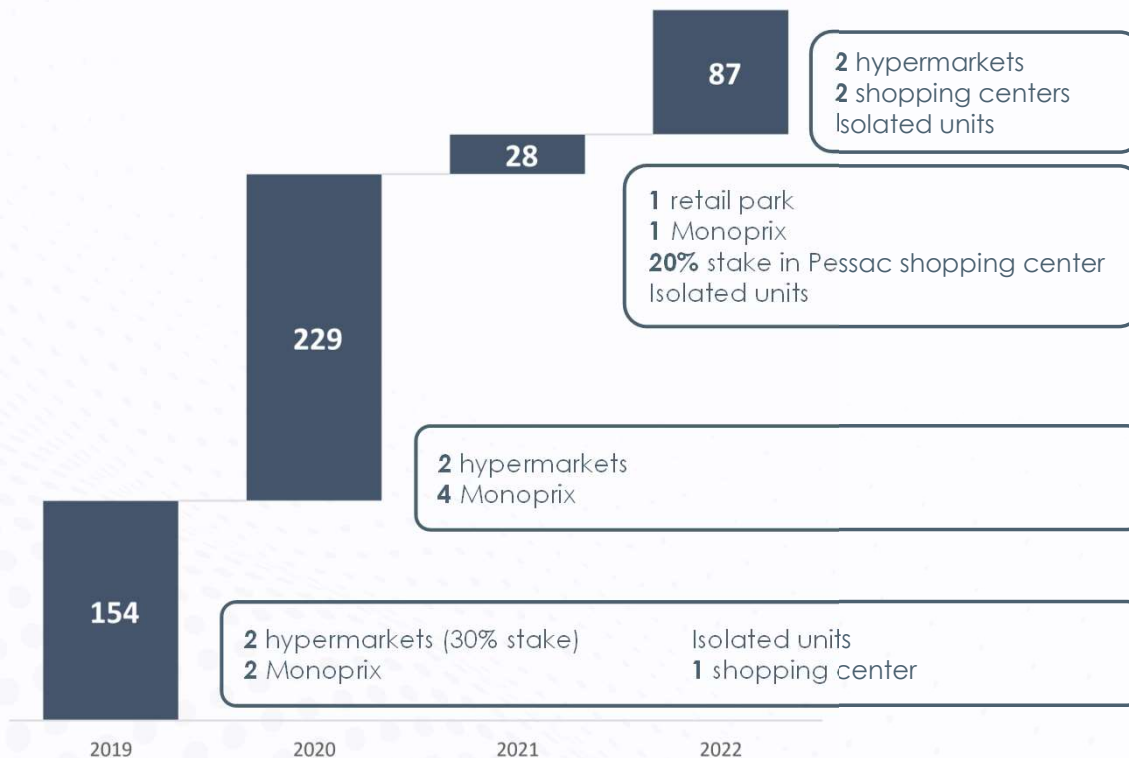
Growth strategy
enabled by
investment
capacity

MERCIALYS

Successful asset rotation with clear arbitrage criteria that have led to a relevant refocusing of the portfolio



ASSET SALES (In €m)



Sales prices crystallizing the work carried out on transformed assets and the projects' potential



~€m 500 of asset sales (100% stake) over the last four years



Maximization of cycle effects: liquidity and valuation on food stores



Reduced rental exposure to the Casino group



Liquidity on isolated units, enabling Mercialis to progressively divest small, management-consuming assets at satisfactory prices

Strong liquidity, with no bond maturing until February 2026

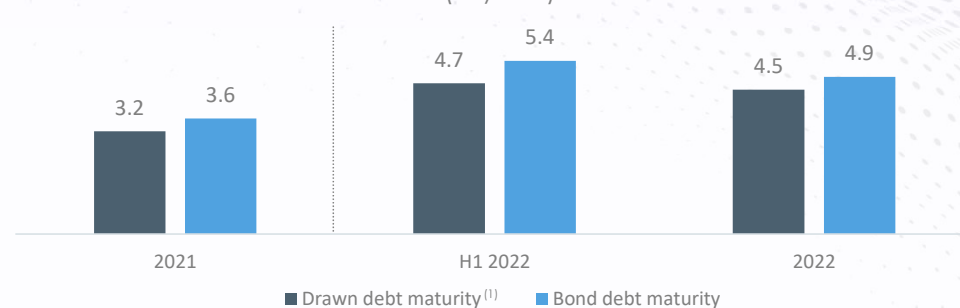


Q1 2022 REFINANCING OPERATION

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

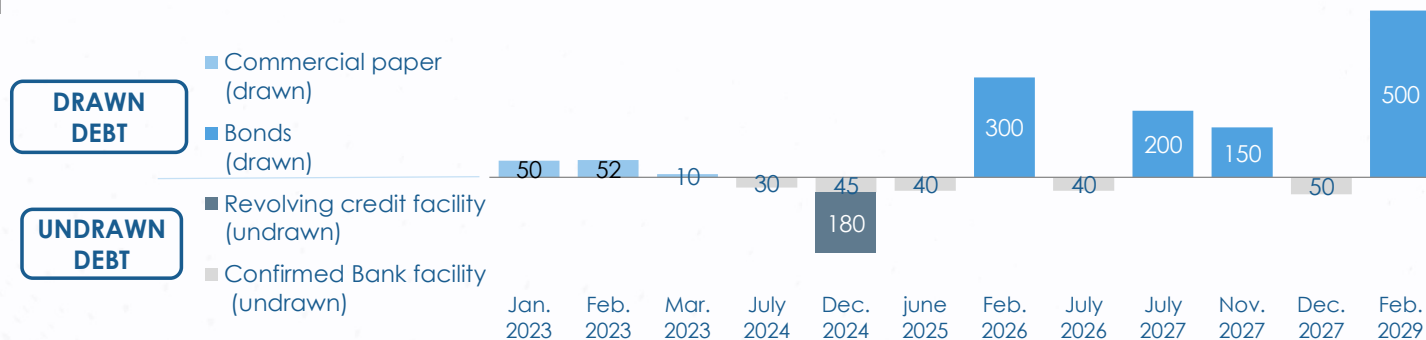
INCREASE IN DEBT MATURITY

(in years)



DEBT SCHEDULE AT END-DECEMBER 2022

(in €m)



⁽¹⁾ Including commercial paper program

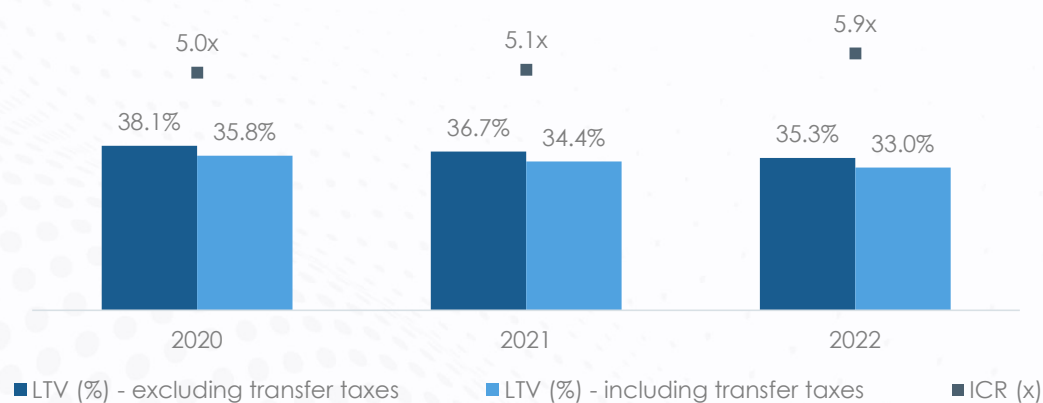
Level of debt enabling new investments



COLLECTION OF RENTS AND CHARGES LARGELY NORMALIZED

€M (AT FEB. 6, 2023)	FY 2020	FY 2021	FY 2022
Gross recovery rate	91.3%	96.5%	95.5%

CHANGE IN LTV AND ICR



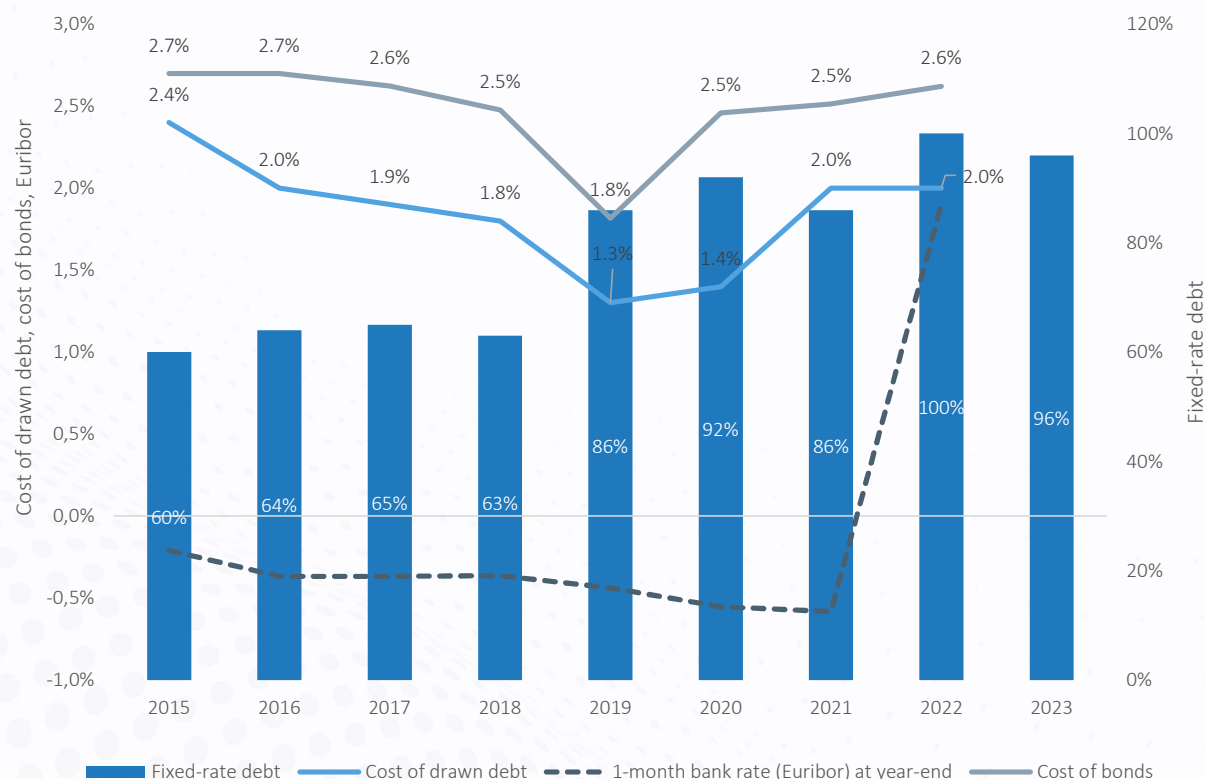
STANDARD & POOR'S RATING:
BBB / Stable

Renewed on June 8, 2022 and
October 27, 2022

Defensively managed hedging strategy in 2022 and limited potential impact of higher interest rates for 2023



CHANGE IN MERCIALYS' COST OF DRAWN DEBT AND HEDGING VS. RATE ENVIRONMENT



- › Mercialys benefited from fixed to variable hedging over 2014-2021, leading to a substantially lower cost of debt vs. cost of bonds
- › In an environment of rapidly rising rates, and following its Q1 2022 refinancing operation, Mercialys further increased its fixed-rate debt, which reached **100%** at end-2022:
 - Additional hedging positions added in Q1 and Q3 2022
 - Variability swaps initially backed to the March 2023 bond were unwound in Q4 2023
- › Given the hedging positions (**96%** of fixed-rate debt in 2023(e)), the financial results' sensitivity to higher interest rates is limited for 2023:
 - A +100bp increase in the 1-month Euribor would have a -€0.2m impact on the financial results

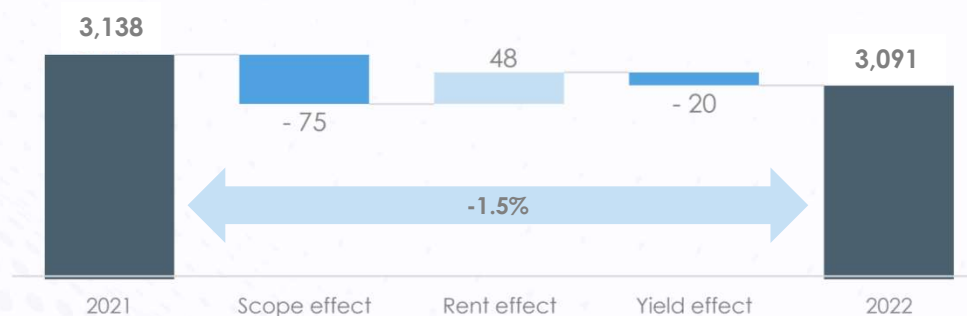
Appraiser assumptions behind portfolio values at end-December 2022



Change in portfolio value excluding transfer taxes	CHANGE ON A LIKE-FOR-LIKE BASIS ⁽¹⁾		
	H1 2022	H2 2022	FY 2022
Of which rent effect	+1.6%	+0%	+1.5%
Of which yield effect	+0.1%	-0.9%	-0.8%
Total change in portfolio value	+1.7%	-0.9%	+0.8%

CHANGE IN MERCIALYS' ASSETS APPRAISAL VALUE IN 2022

(incl. transfer taxes) - (in €m)



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

Appraiser assumptions behind portfolio values at end-December 2022



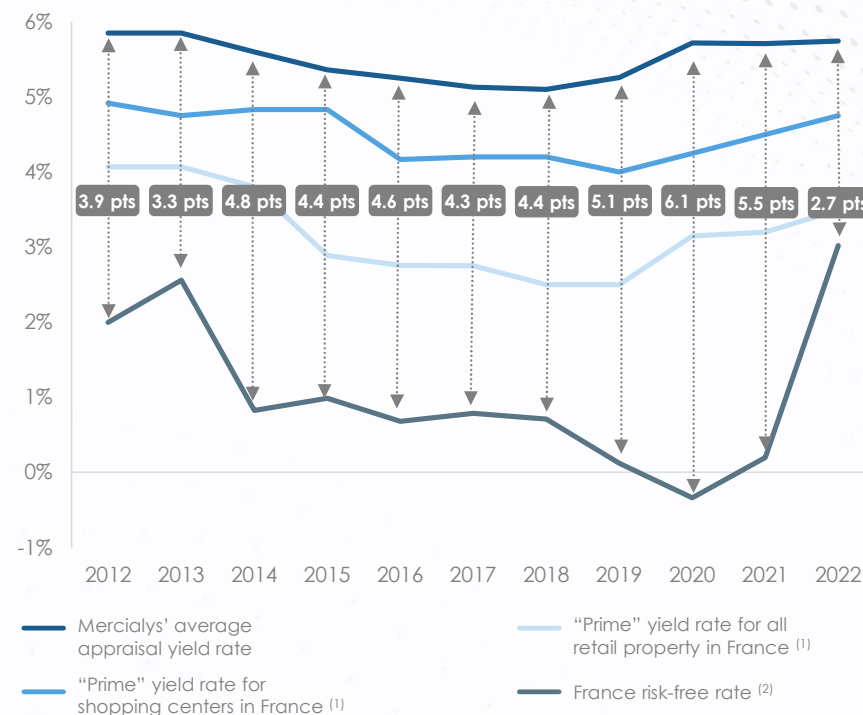
MERCIALYS

Average annual rent (€/sq.m)	228
Net rental income CAGR (10-year)	3.2% ⁽¹⁾
Average valuation (€/sq.m. excl. transfer taxes)	3,727
Net Initial Yield (EPRA, incl. transfer taxes)	5.29%

AVERAGE APPRAISAL YIELD RATE	12/2018	12/2019	12/2020	12/2021	06/2022	12/2022
	5.10%	5.26%	5.72%	5.71%	5.71%	5.75%
Of which regional / large shopping centers	4.93%	5.07%	5.44%	5.43%	5.43%	5.46%
Of which neighborhood shopping centers and city-center assets	5.78%	6.12%	7.31%	7.33%	7.30%	7.36%

⁽¹⁾ 2022-2031 CAGR, including indexation, used by Mercialys' main real estate appraiser, BNP Paribas Real Estate, which handles 56% of the Company's asset appraisals

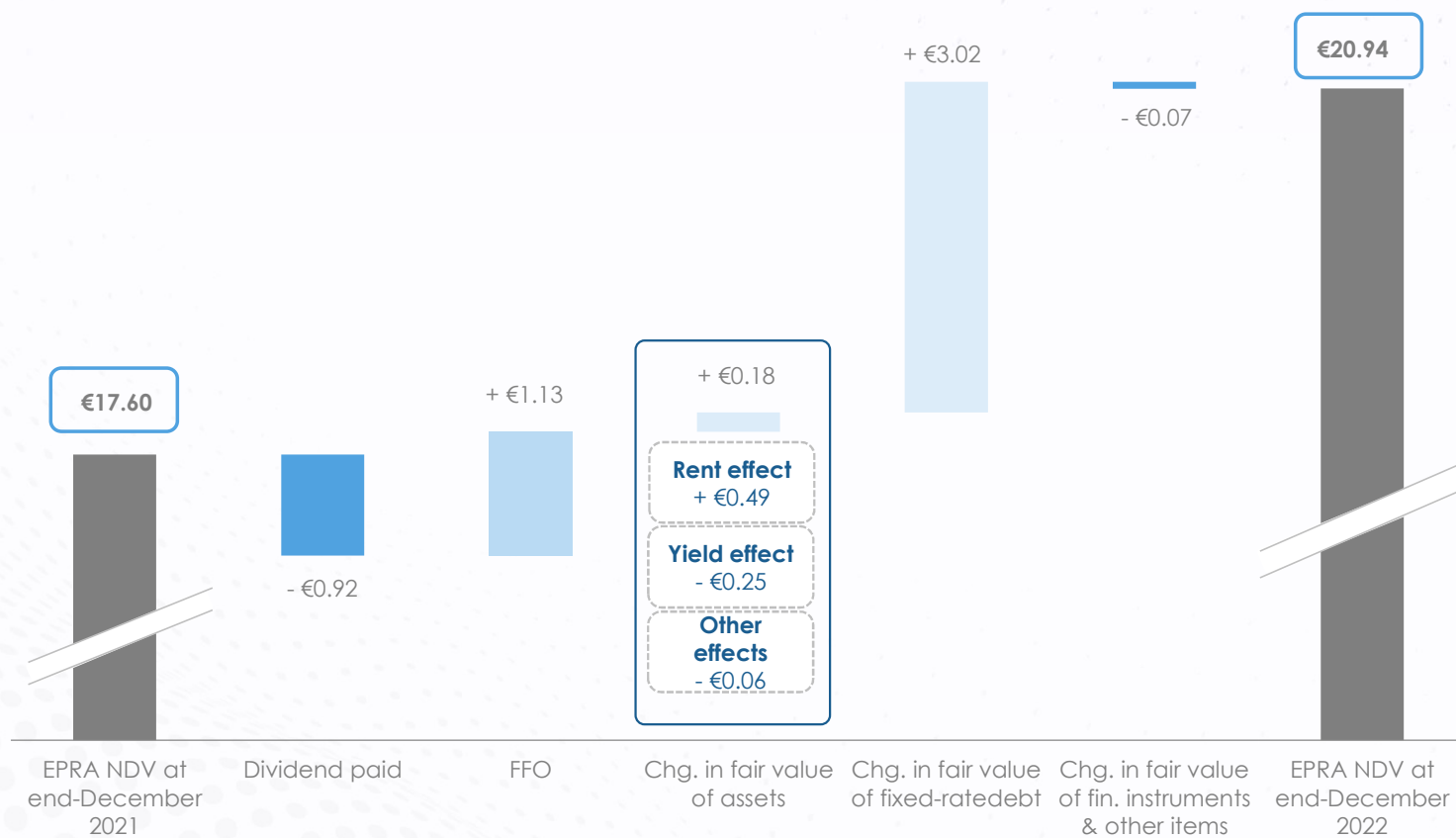
SPREAD BETWEEN RISK-FREE RATE AND MERCIALYS' AVERAGE APPRAISAL YIELD RATE



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

⁽²⁾ Source: Bloomberg

Change in EPRA NDV per share ⁽¹⁾



- › €20.94/share
- › **Up +6.6%** over 6 months
- › **Up +19.0%** over 12 months

EPRA NRV

- › €20.54/share
- › **Up +0.9%** over 6 months
- › **Up +0.1%** over 12 months

EPRA NTA

- › €18.42/share
- › **Up +1.0%** over 6 months
- › **Up +0.2%** 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

Mercialys is poised to restart investments, based on strict return rules...



LTV of 35.3% at end-2022
Headroom to finance new investments

In a context of inflation with limited visibility over changes in construction costs and interest rates, Mercialys will launch new investments based on an **average minimum +250bp spread between the yields on projects / acquisitions and the refinancing cost**



Development pipeline with a strong multi-usage focus and opportunities outside the existing portfolio

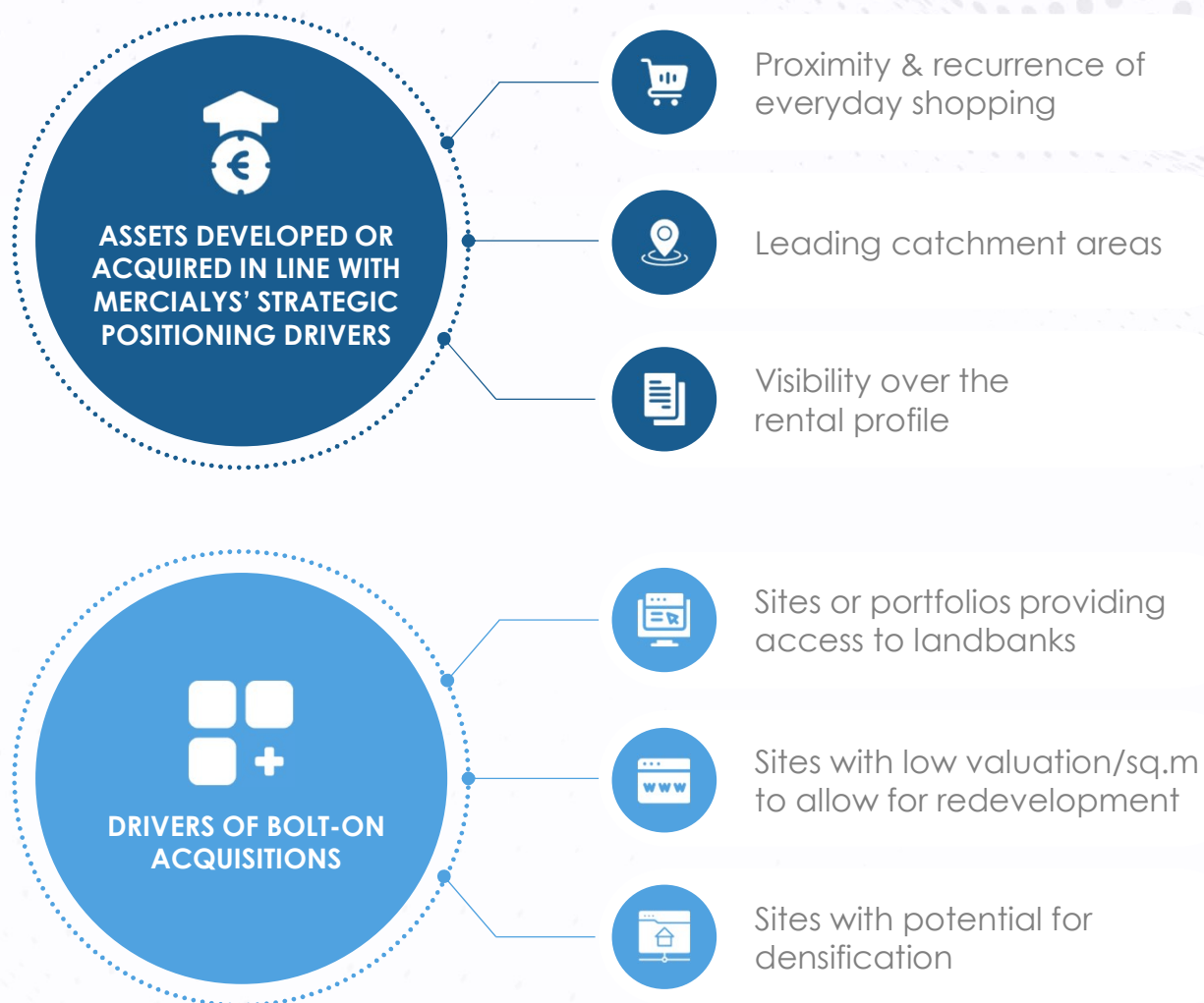


Operations generating development margins



Bolt-on acquisitions

...with good cash flow visibility and a real estate profile aligned with Mercialys' current portfolio



Pipeline with a strong multi-usage focus



(€m)	TOTAL INVESTMENT	INVESTMENT STILL TO BE COMMITTED	COMPLETION DATE
COMMITTED PROJECTS	20.0	18.7	2023 / 2026
Tertiary activities	20.0	18.7	2023 / 2026
CONTROLLED PROJECTS	133.1	128.6	2024 / 2025
Retail	115.7	111.4	2024 / 2025
Dining and leisure	3.5	3.4	2025
Tertiary activities	13.9	13.8	2024 / 2025
IDENTIFIED PROJECTS	322.3	322.1	2025 / > 2027
Retail	208.9	208.8	2025 / > 2027
Dining and leisure	81.9	81.9	2025 / 2026
Tertiary activities	31.5	31.5	2024 / 2027
TOTAL PROJECTS	475.4	469.5	2023 / > 2027



From 2024, Mercialys will record development margins from its development projects, starting with the expected launch of construction on the Saint-Denis site in the Paris Region.



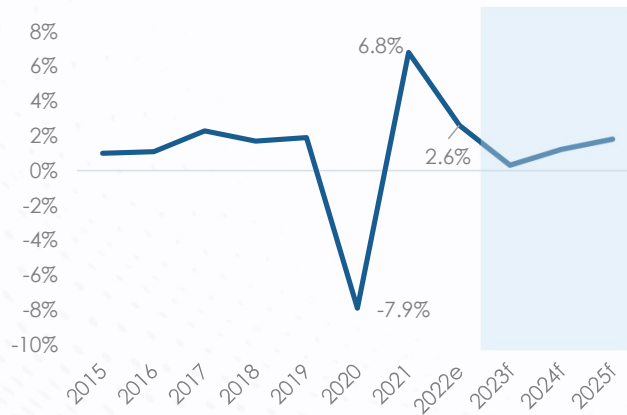
Conclusions and 2023 targets

MERCIALYS

Sound fundamentals for the French retail market



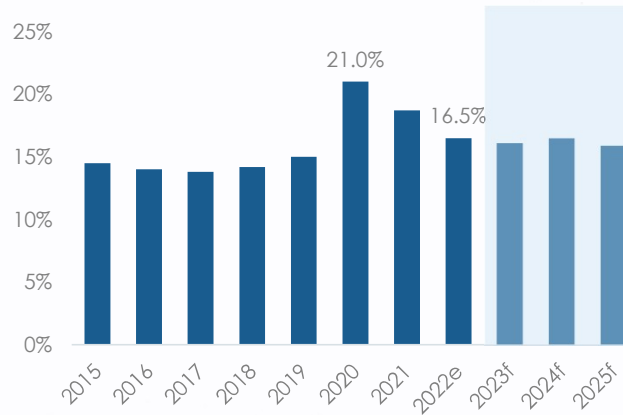
REAL GDP GROWTH
(%)



- › GDP growth has been under pressure, but activity has been resilient enough to avoid a recession
- › Consumption continues to be a strong economic driver for France, contributing to more than 50% of GDP growth
- › Significant **social benefits for households (20.3% of GDP)** should remain a cushion during a cycle downturn, supporting consumption

Source: Banque de France

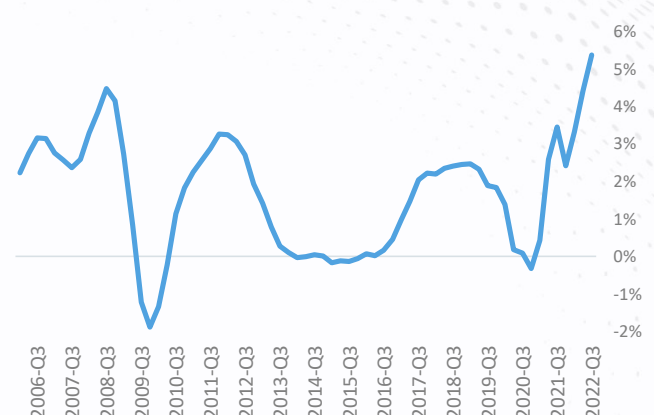
SAVINGS RATE
(%)



- › In addition to a favorable trend for employment, **savings accumulated during the health crisis, which have been only partially used**, are continuing to provide strong support for consumption moving forward

Source: Banque de France

INDEXATION
(ILC - %)



- › Considering lease anniversary dates, the ILC rates used to index Mercialys' rental base in 2023 are **70% linked to the index published for Q2 2022 (+4.4%) and Q3 2022 (+5.4%)**

Source: INSEE

2023 targets



CHANGE IN RECURRENT EARNINGS (FFO) PER SHARE

Increase of at least +2% vs. 2022



DIVIDEND POLICY

Dividend ranging from **85% to 95%** of 2023 recurrent earnings (FFO)





Appendices

MERCIALYS

Financial calendar



2023

APRIL 20

APRIL 27

JULY 26

JULY 27

OCTOBER 17

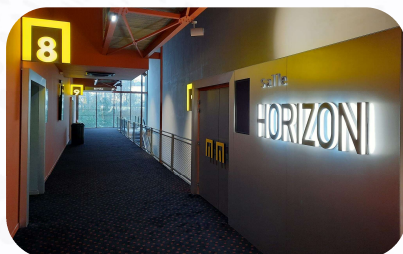
Activity
at March 31, 2023
(after market close)

2023
Annual Shareholders'
Meeting

Press release on 2023
half-year results
(after market close)

Conference call on
2023 half-year results

Activity
at September 30, 2023
(after market close)



Rental income structure

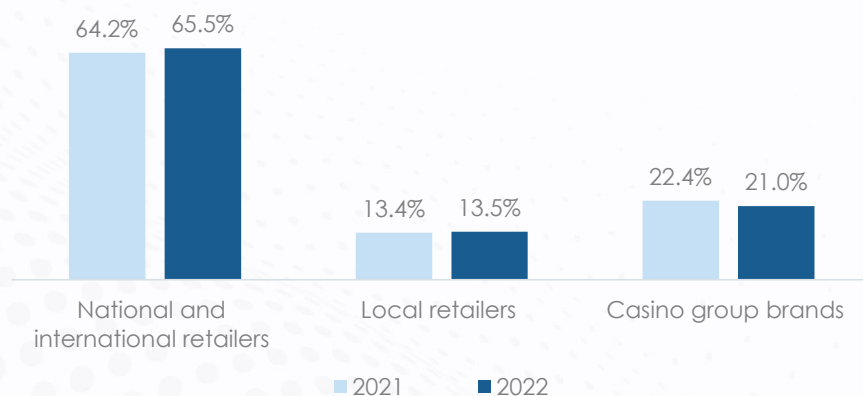


OVER 900 RETAILERS AND 2,087 LEASES

BREAKDOWN OF MERCIALYS' RENTAL INCOME BY TYPE OF RETAILER

CONSOLIDATED VISION

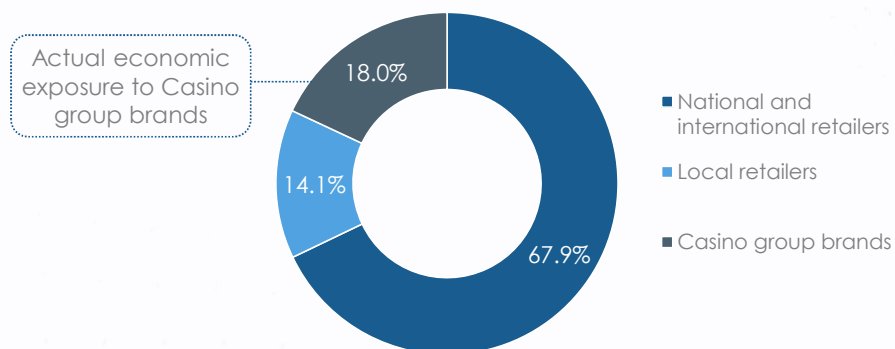
(% of annualized rental income at Dec. 31, 2022 and Dec. 31, 2021)



BREAKDOWN OF MERCIALYS' RENTAL INCOME BY TYPE OF RETAILER

ECONOMIC EXPOSURE

(% of annualized rental income at Dec. 31, 2022)



Restated for:

- › The **49%** held by BNPP REIM France in SAS Hyperthetis Participations and Immosiris (which owns 10 Géant hypermarkets)
- › The **25%** minority stake held by Mercialys in SCI AMR (which owns 3 Monoprix and 2 Géant hypermarkets)

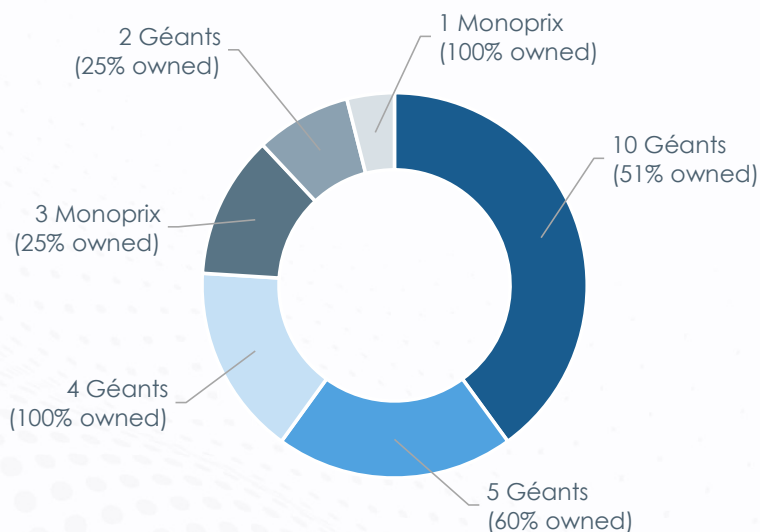
Mercialys shopping centers: diversified food store ownership



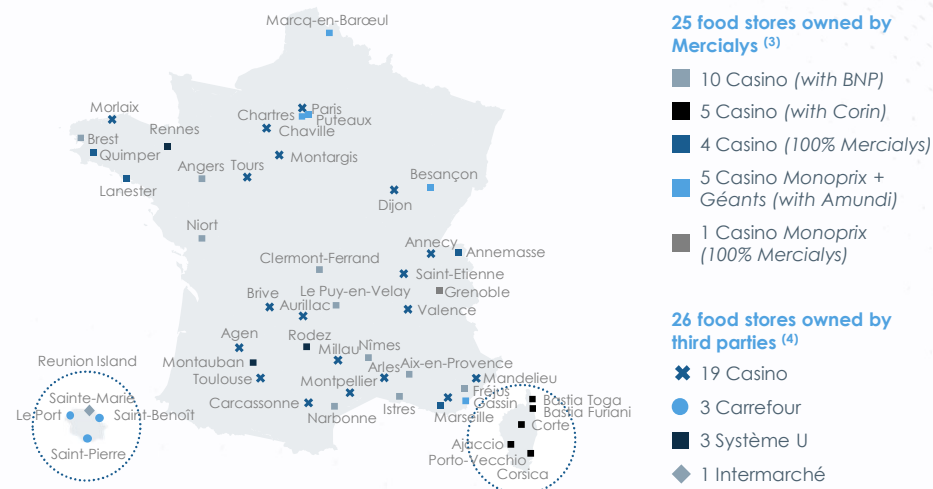
AT END-DECEMBER 2022, MERCIALYS OWNS 5 FOOD STORES ON A 100% BASIS AND 20 FOOD STORES THROUGH PARTNERSHIPS. MERCIALYS' ECONOMIC EXPOSURE⁽¹⁾ TO RENT FROM RETAILERS OPERATED BY THE CASINO GROUP IS 18.0% (VS 19.6% AT END-2021).

OWNERSHIP BREAKDOWN

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



GEOGRAPHIC BREAKDOWN



⁽¹⁾ The economic exposure corresponds to the rent paid by Casino to Mercialis, 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 Mercialis' 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%

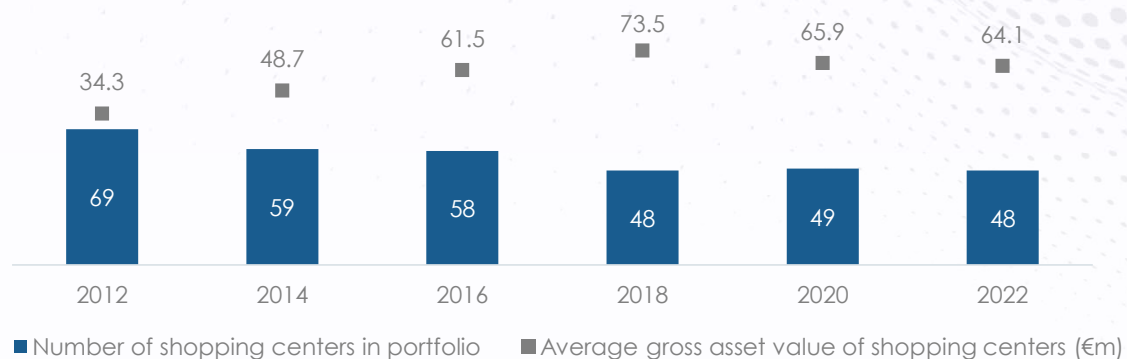
⁽³⁾ Excluding 1 Aldi

⁽⁴⁾ Excluding 3 dispersed assets

Shopping center portfolio structure

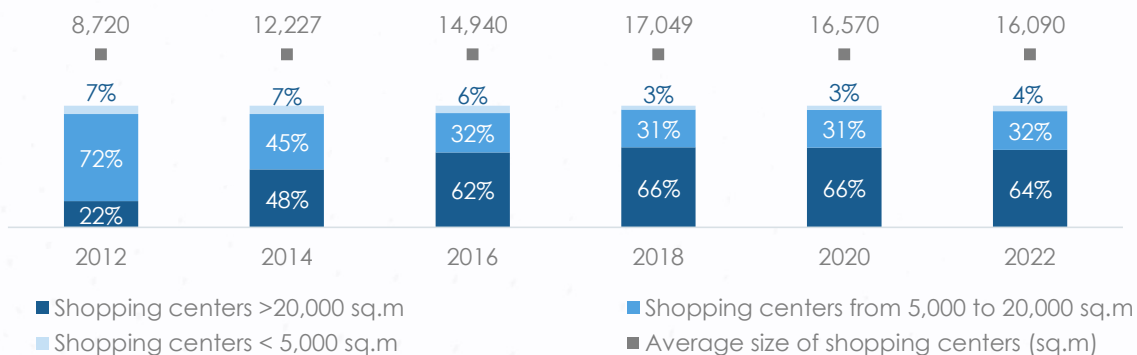


NUMBER OF SHOPPING CENTERS AND AVERAGE VALUE



SHOPPING CENTER BREAKDOWN BY SIZE

(% of portfolio gross asset value including rights at December 31, 2022)



Rental income structure



CASINO GROUP LEASE SCHEDULE

(main leases: hypermarkets, supermarkets & Monoprix stores)

SITE	% HELD BY MERCIALYS	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

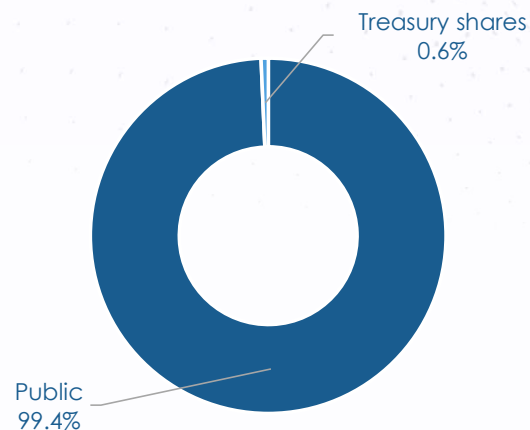
SITE	LEASE START DATE	LEASE END DATE	LEASE CHARACTERISTICS
Marseille	04/2011	04/2021	3 - 6 - 9 - 10 commercial lease
Mandelieu	01/2016	01/2028	12-year commercial lease, 6-year firm period
Brest	02/2016	02/2028	12-year commercial lease, 6-year firm period
Lanester	07/2016	07/2028	12-year commercial lease, 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
Clermont-Ferrand	07/2021	06/2033	3 - 6 - 9 - 12 commercial lease

Shareholding structure

No shareholder has declared to the AMF a stake exceeding 5% in terms of capital or voting rights. However, Cohen & Steers group with parent Cohen & Steers, Inc. held 5,715,094 shares (including a stake as third-party asset manager) at December 31, 2022, i.e. 6.1% of the capital, and 3,404,145 voting rights under the specific stake of Cohen & Steers group with parent Cohen & Steers, Inc.

SHAREHOLDING STRUCTURE

(at December 31, 2022)



	DECEMBER 31, 2020	DECEMBER 31, 2021	DECEMBER 31, 2022
Number of shares outstanding at the end of the period	92,049,169	93,886,501	93,886,501
Average number of shares outstanding	92,049,169	93,179,835	93,886,501
Average number of shares (basic)	91,532,357	92,839,729	93,384,221
Average number of shares (diluted)	91,532,357	92,839,729	93,384,221

Mercialys ranked as one of Europe's top performers for its CSR strategy and results



2022	Score: 91/100 Green Star status	Rating: A A List status maintained	Score : 90/100	Score: 8,5 Industry and Regional Top-Rated ESG Company	Rating: A	Rating: B- Prime status maintained	Best general meeting brochure	BPR Gold Award sBPR Gold Award	Score: 91,7/100 #2 on SBF 120
2021	Score: 89/100 Green Star status	Rating: A A List status maintained	Score: 89/100 #1 in its category Member of the Gaia index	Score: 9.1 Industry and Regional Top-Rated ESG Company	Rating: A	Rating: B- Prime status maintained	Best Universal Registration Document	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 Gaia 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 Gaia 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 Gaia 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

⁽¹⁾ Not comparable due to a change in the assessment methodology

⁽²⁾ Risk rating: scale from 0 to 100, with 0 being the best rating

EPRA performance indicators



	DECEMBER 31, 2021	JUNE 30, 2022	DECEMBER 31, 2022
EPRA earnings - € per share	1.10	0.61	1.13
EPRA NRV - € per share	20.51	20.35	20.54
EPRA NTA - € per share	18.39	18.24	18.42
EPRA NDV - € per share	17.60	19.65	20.94
EPRA net initial yield - %	5.24%	5.26%	5.29%
EPRA “topped-up” net initial yield - %	5.32%	5.34%	5.38%
EPRA vacancy rate - %	4.9%	4.4%	4.4%
EPRA cost ratio (including direct vacancy costs) - %	18.5%	14.8%	18.7%
EPRA cost ratio (excluding direct vacancy costs) - %	16.6%	13.0%	16.7%
EPRA capital expenditure - in millions of euros	15.9	8.8	24.0
Loan-to-value - % excl. TT	-	-	37.3%
Loan-to-value - % incl. TT	-	-	35.0%

FFO & EPRA earnings



IN THOUSANDS OF EUROS	DECEMBER 31, 2021	DECEMBER 31, 2022
Invoiced rents	170,352	172,602
Lease rights	1,879	674
Rental revenues	172,232	173,277
Property taxes	-13,570	-13,948
Rebiling to tenants	11,606	11,701
Non-recovered property taxes	-1,964	-2,247
Service charges	-31,690	-31,211
Rebiling to tenants	26,870	26,182
Non-recovered service charges	-4,821	-5,029
Management fees	-6,306	-7,073
Rebiling to tenants	4,183	4,113
Losses on and impairment of receivables	-2,205	3,263
Other expenses	-1,076	-372
Net property operating expenses	-5,403	-69
Net rental income	160,043	165,932
Management, administrative and other activities income	2,801	2,846
Other income and expenses	-3,394	-5,859
Personnel expenses	-14,763	-18,690
EBITDA	144,687	144,229
Net financial items (excluding non-recurring elements ⁽¹⁾)	-32,755	-29,659
Reversals of / (allowance for) provisions	-997	-2,527
Other operating income and expenses (excluding capital gains on disposals and impairment)	-1,419	624
Tax expense	-848	-463
Share of net income from associates and joint ventures (excluding capital gains, amortization and impairment)	3,583	3,680
Non-controlling interests (excluding capital gains, amortization and impairment)	-10,498	-10,360
FFO	101,754	105,524
FFO per share (based on average diluted number of shares)	1.10	1.13
EPRA EARNINGS	101,754	105,524

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

Net income attributable to owners of the parent



IN THOUSANDS OF EUROS	DECEMBER 31, 2021	DECEMBER 31, 2022
FFO	101,754	105,524
Depreciation and amortization	-39,157	-37,729
Other operating income and expenses	369	1,630
Impact of hedging ineffectiveness, banking default risk and net impact of bond redemptions	-1,080	-26,671
Share of net income from associates, joint ventures and non-controlling interests (amortization, depreciation and capital gains)	296	339
NET INCOME ATTRIBUTABLE TO OWNERS OF THE PARENT	62,183	43,094

Balance sheet



IN THOUSANDS OF EUROS		DECEMBER 31, 2021	DECEMBER 31, 2022
ASSETS	Intangible assets	5,028	3,381
	Property, plant and equipment other than investment property	6,922	4,743
	Investment property	1,935,117	1,907,148
	Right-of-use assets	8,590	10,184
	Investments in associates	37,907	35,203
	Other non-current assets	50,733	50,219
	Deferred tax assets	1,346	1,601
	Non-current assets	2,045,642	2,012,478
	Trade receivables	36,865	28,557
	Other current assets	34,595	31,854
	Cash and cash equivalents	257,178	216,085
	Investment property held for sale	60,086	0
	Current assets	388,724	276,496
	TOTAL ASSETS	2,434,366	2,288,974
EQUITY AND LIABILITIES	Share capital	93,887	93,887
	Additional paid-in capital, treasury shares and other reserves	649,231	631,246
	Equity attributable to owners of the parent	743,118	725,132
	Non-controlling interests	202,011	205,294
	Equity	945,129	930,426
	Non-current provisions	1,008	1,225
	Non-current financial liabilities	1,237,701	1,131,974
	Deposits and guarantees	23,003	23,622
	Non-current lease liabilities	8,353	9,409
	Other non-current liabilities	5,716	2,377
	Non-current liabilities	1,275,181	1,168,607
	Trade payables	16,477	13,910
	Current financial liabilities	150,144	126,353
	Current lease liabilities	1,030	1,084
	Current provisions	11,443	13,279
	Other current liabilities	34,826	35,237
	Current tax liabilities	136	78
	Current liabilities	214,056	189,941
	TOTAL EQUITY AND LIABILITIES	2,434,366	2,288,974

Breakdown of assets

Average appraisal yield rate: 5.75% at December 31, 2022



TYPE OF PROPERTY	NUMBER OF ASSETS AT DECEMBER 31, 2022	APPRAISAL VALUE (EXCL. TRANSFER TAXES) AT DECEMBER 31, 2022		APPRAISAL VALUE (INCL. TRANSFER TAXES) AT DECEMBER 31, 2022		GROSS LEASABLE AREA AT DECEMBER 31, 2022		APPRAISED NET RENTAL INCOME	
		In €m	%	In €m	%	Sq.m	%	In €m	%
Regional / large shopping centers	25	2,450.7	84.6%	2,613.6	84.6%	604,891	77.8%	142.8	80.4%
Neighborhood shopping centers	23	432.0	14.9%	462.3	15.0%	167,445	21.5%	34.0	19.2%
Sub-total	48	2,882.6	99.5%	3,075.9	99.5%	772,336	99.4%	176.8	99.6%
Other sites	3	14.3	0.5%	15.3	0.5%	4,918	0.6%	0.8	0.4%
TOTAL PORTFOLIO	51	2,896.9	100%	3,091.2	100%	777,254	100%	177.6	100%

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