First half 2023 results

July 2023

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Introduction

H1 2023 highlights

Full effect of acquisitions carried out in Q4 2022[1]

Successful integration of the Flins and Ollioules shopping centres

+64%
Gross rental income

+61%
Net operating cash flow

Favourable management indicators

+2 pts
Physical occupancy rate[2,3]

+0.2%
Portfolio value (excl. TT)

+2 pts
Financial occupancy rate[2,3]

+0.7%
Annualised net rents[2]

Good level of retailers' business

+5%
Retailer revenue

2025 target maintained

over €16m
Annualised net rents on the basis of the existing portfolio

[1] *Consolidated as of 16.11.2022*
[2] *Including known departures and leases signed but not yet in effect at 30.06.2023*
[3] *Excluding strategic vacancies*

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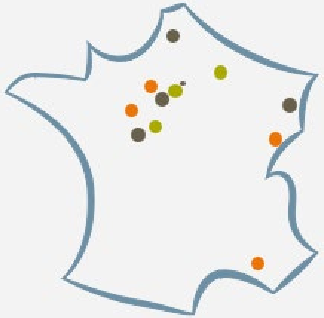
Business review

Increase in retailer revenue in H1 2023[1]



Overall change

+5% vs H1 2022

Large stores
(> 500 sqm)

+1% vs H1 2022

Smaller stores
(< 500 sqm)

+9% vs H1 2022

[1] *Calculated on the basis of revenue figures available at end-June 2023 for tenants already in place in the comparison period*

Sustained rental activity in H1 2023

5.8% of the rental base[1] signed

15
leases signed[2]

9,000 sqm

€1.0m
annual rent

+5.3%
vs. market rental value

Halles du Beffroi, Amiens

3,500 sqm

Lease signed with Carrefour, including a 600 sqm extension[3]

Passage du Palais, Tours

600 sqm

Letting of available space (3 leases)

Flins regional shopping centre

500 sqm

New ambitions in sight for the centre

Three lots placed in strategic vacancy as part of a works project under study

[1] Based on annualised gross rents at 01.07.2023
[2] Commercial leases, comprising 9 new leases, 2 renewals and 4 derogatory leases
[3] Subject to authorisations being definitively obtained

Letting management of Le Passage du Palais in Tours

Enhanced range of services

- 6,900 sqm shopping centre in the heart of the Tours retail district
- Excellent accessibility, tram stop and within immediate proximity of the town hall
- 18 stores including 1 supermarket
- Refurbished in 2019

3 new leases signed in H1 2023:

Fitness Record, Qipao and La Retoucherie

sqm

85% → 93%

end-2022 | end-H1 2023

Physical occupancy rate

Existing retail mix

NEWLITA

Auchan supermarché

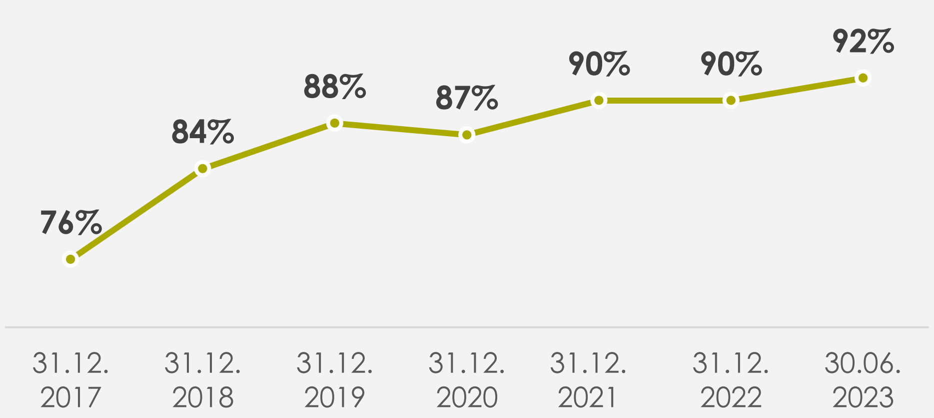
V and B Vins et bières

Wall Street English

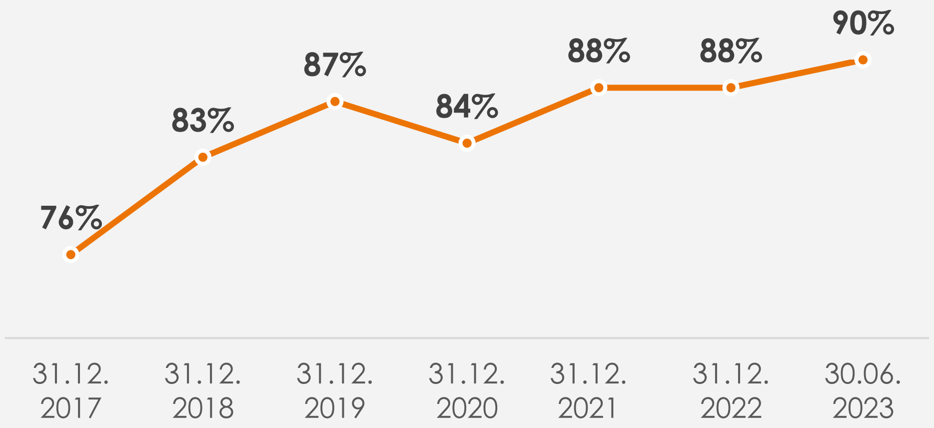
Occupancy rate rises in H1 2023

Closures of struggling stores more than offset by new leases signed

Physical occupancy rate
as % of floor space[1]



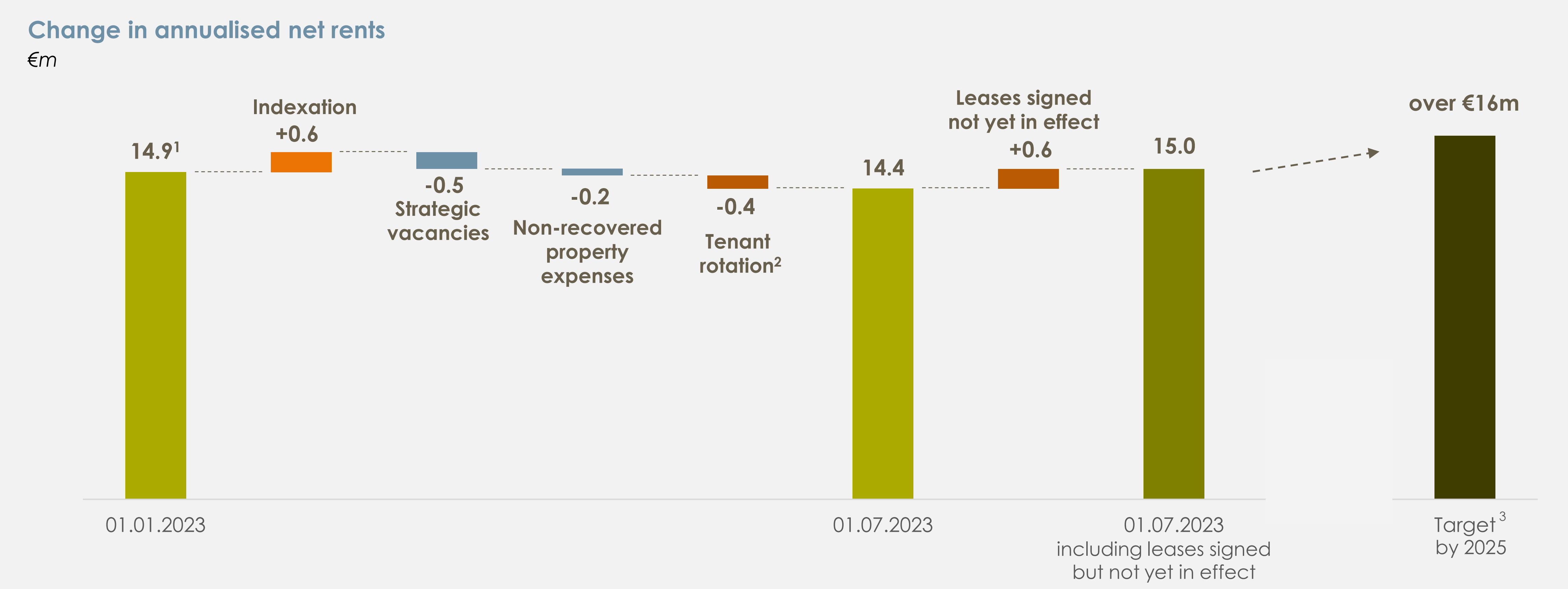
Financial occupancy rate
as % of market rental values[1]



1 Including known departures and leases signed but not yet in effect at 30.06.2023 and excluding strategic vacancies
The exclusion of lots placed under strategic vacancy leads to an increase of 1 and 1.5 points respectively in the physical and financial occupancy rates at 30.06.2023

Annualised net rents

In line with the target of over €16m



[1] Correction of a technical error in the €15.1m figure published at 01.01.2023

[2] New leases and renewals in effect - Departures during the first half of the year (excluding strategic vacancies)

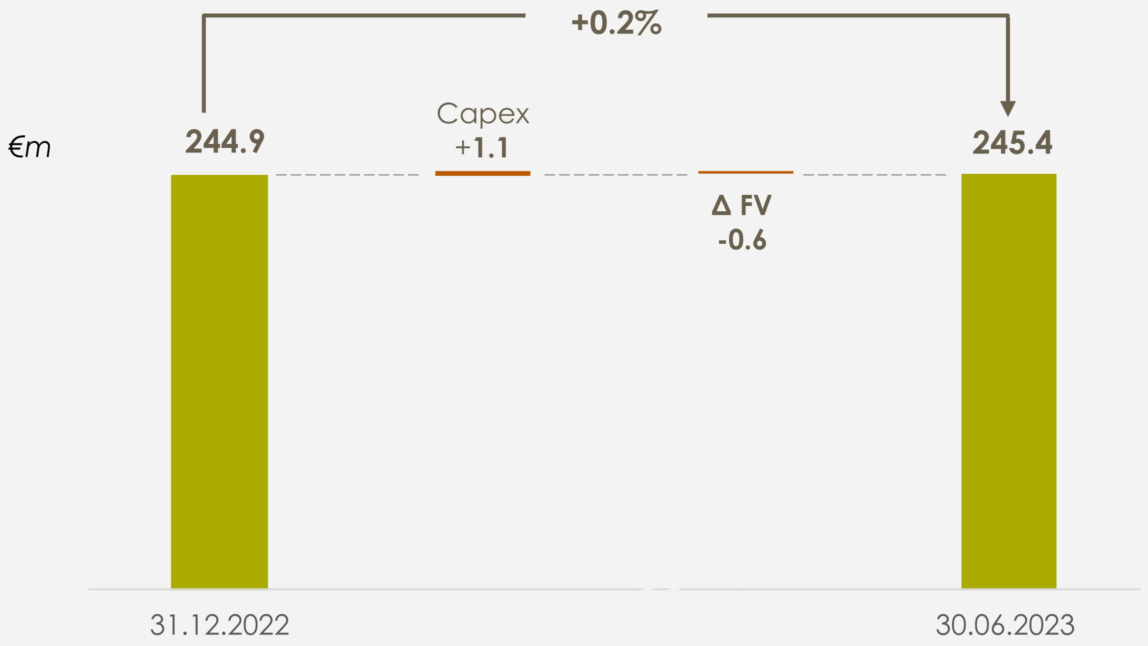
[3] Based on the current portfolio (excluding acquisitions and disposals)

Portfolio value

Up 0.2%

Change in portfolio value[1]

- 20-point average increase in capitalisation rate, offset by lettings and indexation



[1] *Based on appraisal values excluding transfer taxes*

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First half 2023 consolidated financial statements

Sharp increase in rental income

Full effect of the acquisition of the Flins and Ollioules shopping centres in late 2022

€m	H1 2023	H1 2022	*Change*	*Like-for-like change*[1]
Gross rental income	**7.7**	**4.7**	***+64.1%***	***+4.2%***
Non-recovered property expenses	(1.5)	(1.2)		
Non-recurring items	-	(0.2)		
Net rental income	**6.2**	**3.3**	***+89.3%***	

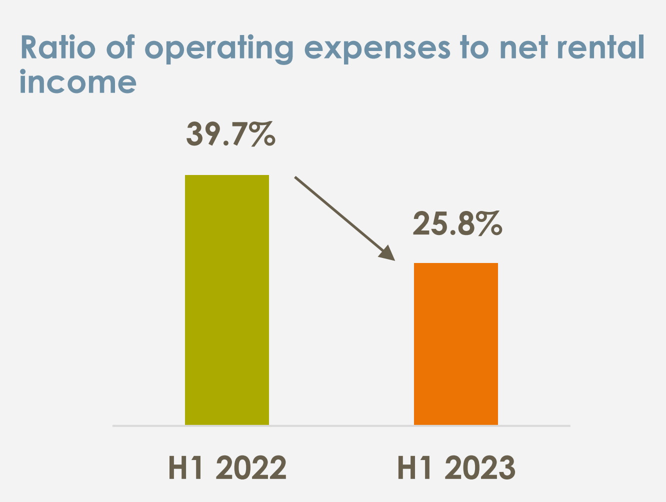
Effect of lettings of available space within the historical portfolio and indexation

[1] *Adjusted for the acquisition of Flins and Ollioules, consolidated as of 16.11.2022*

Improvement in operating leverage

Reduction in ratio of operating expenses to net rental income

€m	H1 2023	H1 2022	Change
Net rental income	**6.2**	**3.3**	+89.3%
Operating expenses	(1.6)	(1.3)	+23.0%
Provisions net of reversals	(0.0)	0.7	
Other operating income and expenses	(0.4)	(0.8)	
Operating income before disposals and change in fair value	**4.1**	**2.0**	x2.1



Net income

Impact of difference in change in FV of properties and cost of debt

€m	H1 2023	H1 2022	*Change*
Operating income before disposals and change in fair value	**4.1**	**2.0**	*x2.1*
Change in fair value of properties	(0.6)	1.3	
Operating income	**3.5**	**3.3**	*+7.9%*
Net cost of financial debt	(2.2)	(0.6)	x3.3
Other financial income and expenses	(0.4)	0.3	
Net income before tax	1.0	3.0	*÷3.0*
Tax	-	-	
Consolidated net income	**1.0**	**3.0**	***÷3.0***

- Increase in interest rates since mid-2022: average cost of debt of 358 bp vs 165 in H1 2022
- Impact of loan taken out in Nov. 2022 to acquire the Flins and Ollioules shopping centres

Δ Fair value of financial instruments: expense of €0.2m in H1 2023 vs. income of €0.4m in H1 2022

Sharp increase in net operating cash flow

Up 9.7% in € per share

€m	H1 2023	H1 2022	Change
Net rental income	**6.2**	**3.3**	*+88.3%*[1]
Tenant support measures	-	0.1	
Operating expenses	(1.6)	(1.3)	*+23.0%*
Other net operating income and expenses	(0.2)	(0.1)	
EBITDA	**4.4**	**2.0**	*x2.2*
Net cost of financial debt	(2.2)	(0.6)	
Net operating cash flow[2]	**2.3**	**1.4**	*+61.0%*

[1] Versus +89.3% in the income statement
[2] Net income before tax adjusted for non-cash items

Debt under control

No major debts falling due before end-2028

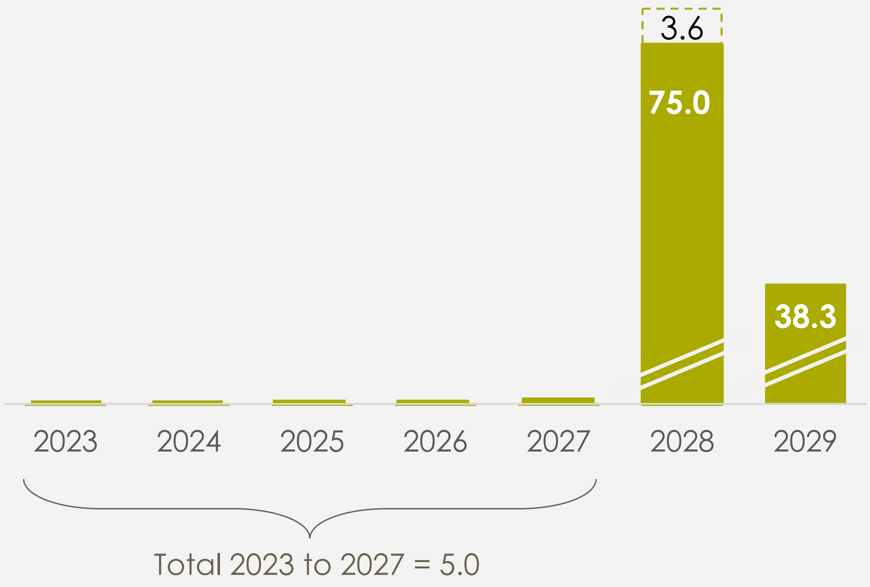
Total outstanding debt: €118.3m

at 30.06.2023

- Variable-rate bank mortgage debt
- Capped at 76% with strike rates between 1% and 2.5%
- Average cost of debt: 3.58%
- Credit facility of €3.6m available (for development and CSR)

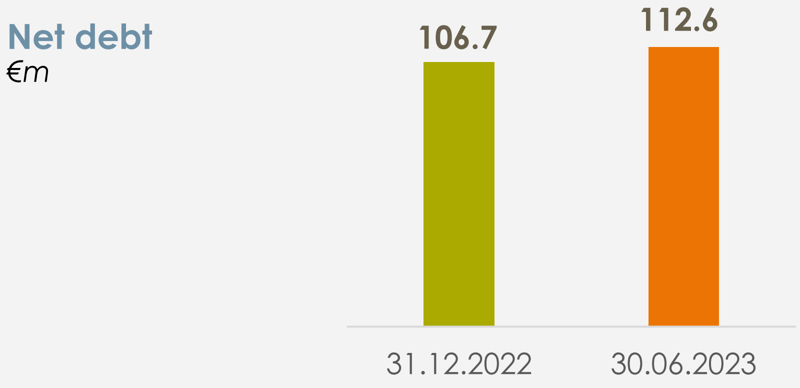
Debt maturity schedule

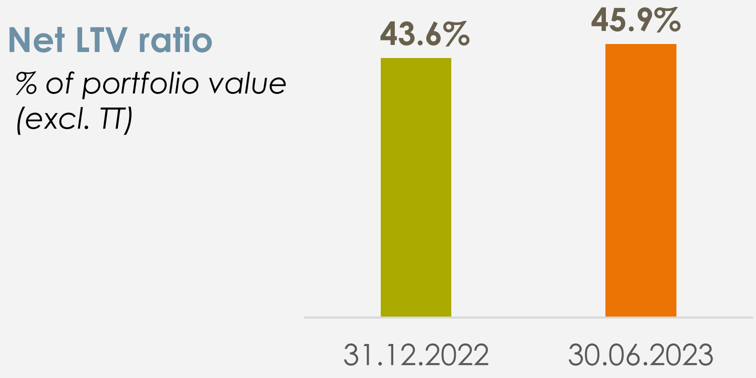
€m, at 30.06.2023



Healthy financial position

Simplified balance sheet





€m	30.06.2023	31.12.2022
Investment properties	245.4	244.9
Receivables and other assets	11.8	11.0
Cash and cash equivalents	5.7	10.0
Total assets	**262.9**	**265.9**

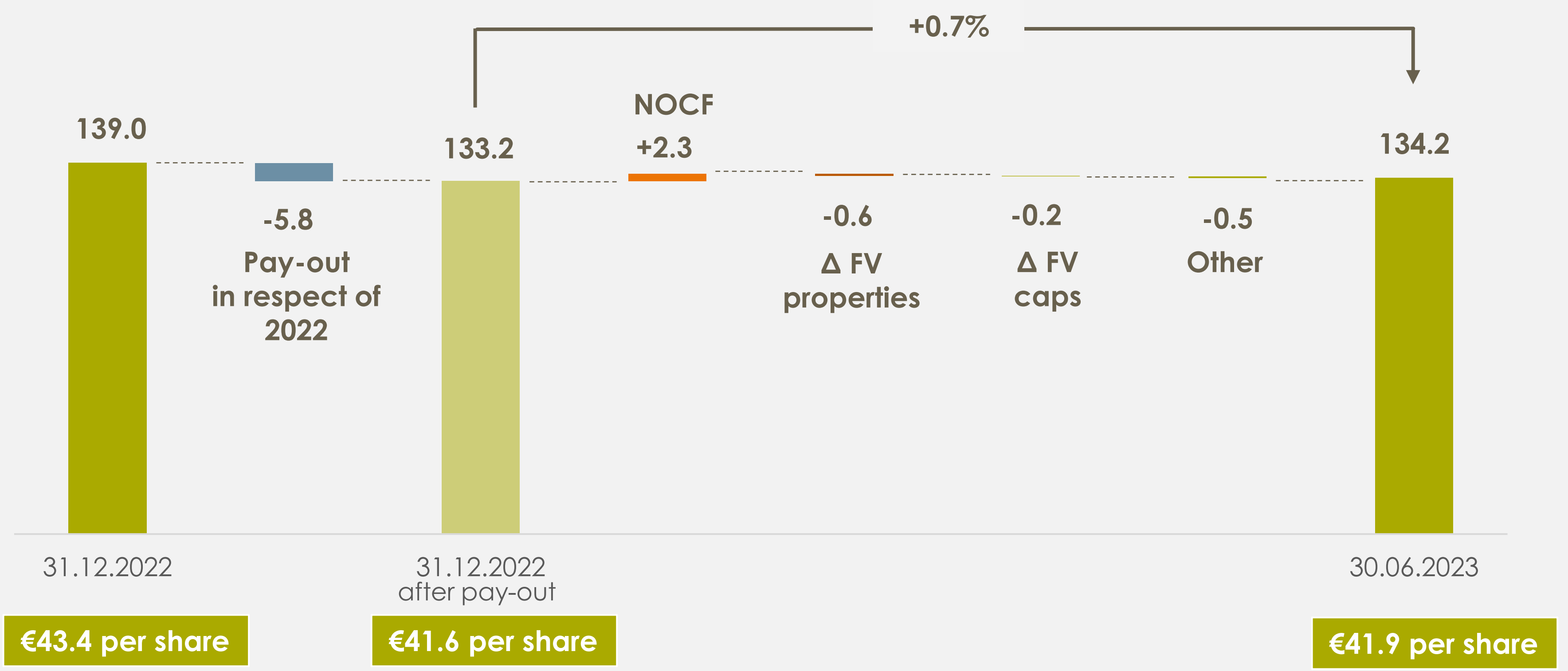
€m	30.06.2023	31.12.2022
Equity	134.2	139.0
Bank debt	118.3	116.7
Other debt and liabilities	10.4	10.2
Total equity and liabilities	**262.9**	**265.9**

Net Asset Value

Up 0.7% compared with the NAV at end-2022 adjusted for the shareholder pay-out

Change in EPRA NDV[1]

€m



[1] *EPRA Net Disposal Value*

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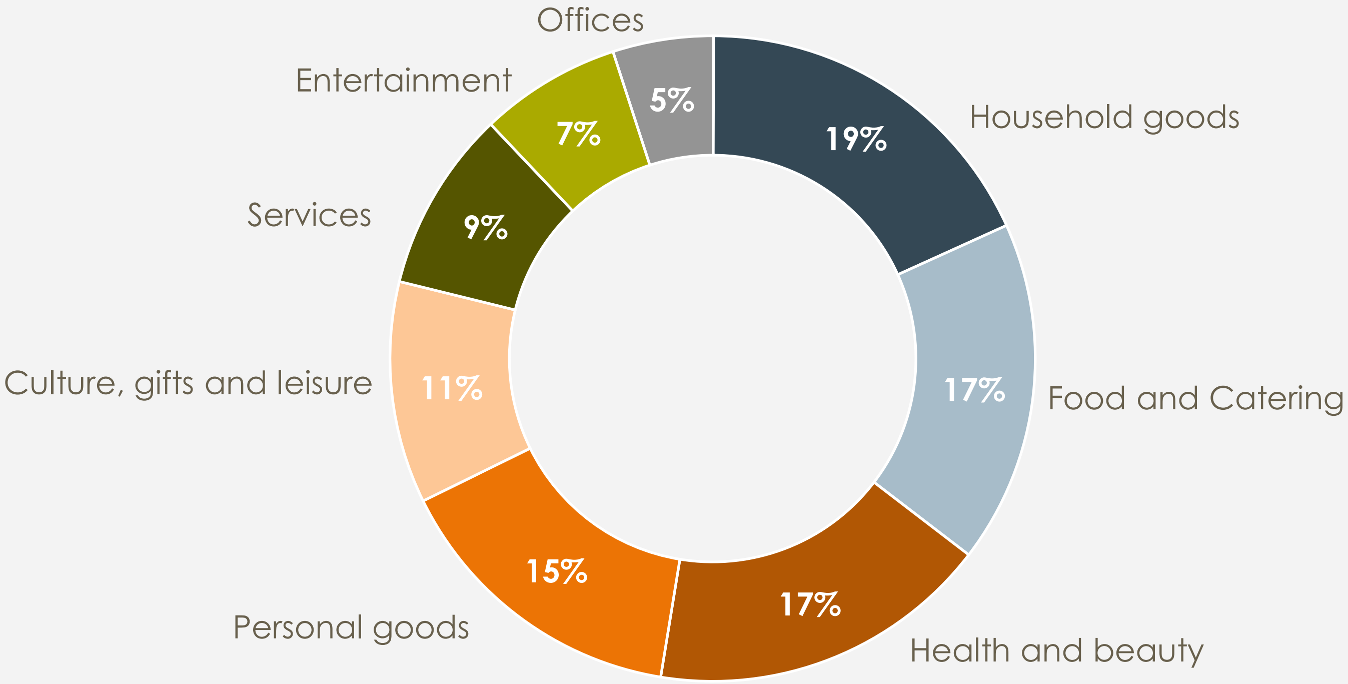
Outlook

Balanced and diversified retailer mix maintained

Sector breakdown[1]

% of annualised gross rents at 01.07.2023



[1] CNCC classification

Dynamic asset management

MRM's expertise being applied over a larger portfolio

Enhancement programmes

Investment and lettings

- Value-enhancement capex
- Available credit facility
- Programmes of works for Flins (strategic vacancy) and Ollioules
- Works to support lettings

ESG

Factored into the operational management of properties

- Proactive ESG-related improvement works programmes
- Available credit facility
- Ongoing measures to reduce energy consumption and carbon emissions

Retailer rotation

Proactive management of the retailer mix

- Target mix defined on a case-by-case basis:
  - ✓ Maintain convenience positioning
  - ✓ Capitalise on discount retail
  - ✓ Reinforce a broad and diversified offering
- Adapt to market conditions
- Target of growth in annualised net rents

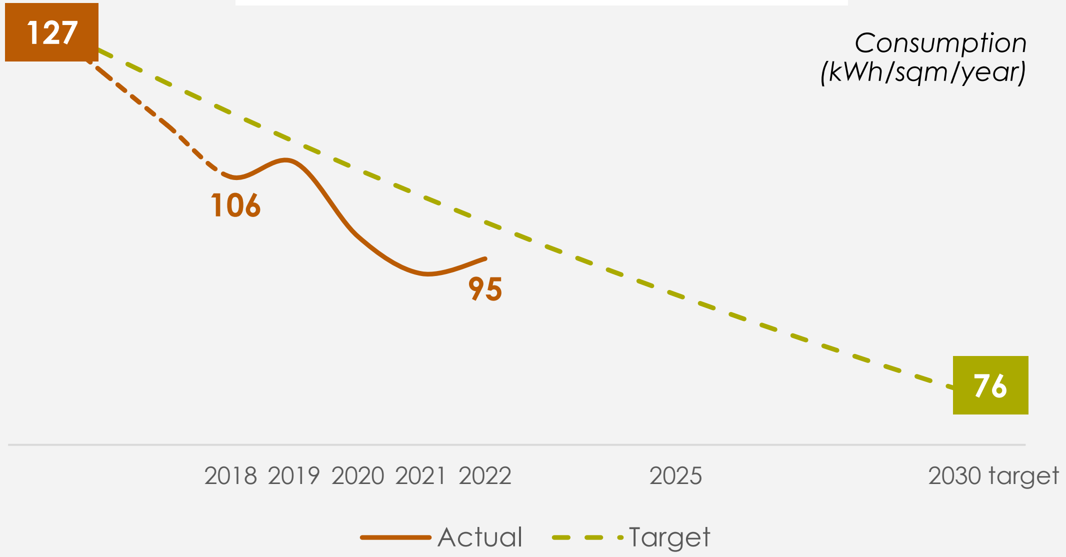
ESG: focus on climate-related topics

Non-financial performance statement published voluntarily in April 2023

Pathway for reducing energy consumption and GHG emissions

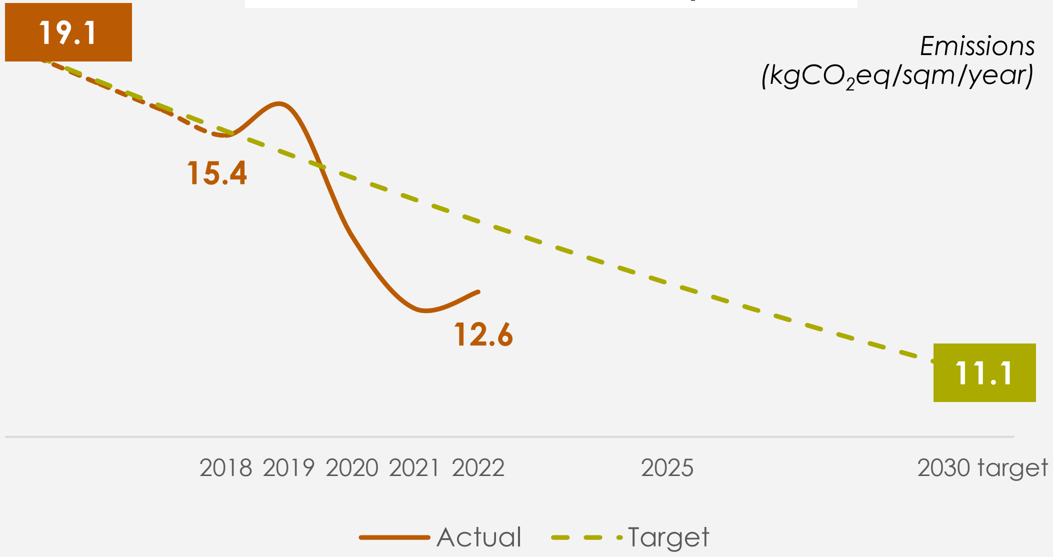
Aim of reducing the portfolio surface-area energy consumption by 40% in 2030

25% reduction observed in 2022 relative to the reference year[1]



Aim of reducing the portfolio surface-area GHG emissions according to a trajectory aligned with +1,5° in 2030 (CRREM threshold)

33% reduction observed in 2022 relative to the reference year[1]



[1] *The Tertiary Decree and the CRREM threshold apply per property compared to a reference year defined on a case-by-case basis*
[2] *Excluding car parks*

MRM's roadmap

Continued rollout of the policy of proactive property and portfolio management

Analysis and deployment of programmes to enhance value	Target of annualised net rents of over €16m by 2025 (at constant scope)
Improvement in profitability thanks to better absorption of fixed costs	Policy of regular payouts to shareholders
Implementation of the Climate Plan and ESG action plan	Looking into opportunities for acquisitions or disposals