Half-year Report 2022

gecina

Contents

2022
Half-year Report

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AUTORITÉ DES MARCHÉS FINANCIERS
AMF

This Amendment to the 2021 Universal Registration Document has been submitted without prior approval to the AMF on July 22, 2022, in its capacity as the competent authority under Regulation (EU) 2017/1129, in accordance with Article 9 of that Regulation. The Universal Registration Document may be used for a public offer of financial securities or the admission of financial securities to trading on a regulated market if it is accompanied by a prospectus and, if applicable, an abstract and any amendments to the Universal Registration Document. The resulting collection of documents shall then be approved by the AMF in accordance with Regulation (EU) 2017/1129.

Key figures

1.

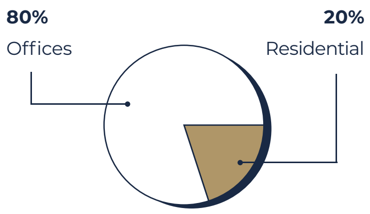
In million euros	Change vs 06/30/2021	06/30/2022	12/31/2021	06/30/2021
Gross rental income	**–1.0%**	**308.2**	**613.3**	**311.4**
Offices	***–2.3%***	***245.0***	***490.4***	***250.7***
Central locations	**+0.0%**	**179.6**	**354.3**	**179.6**
Paris City	+0.1%	143.6	282.9	143.5
◆ Paris CBD & 5-6-7 – Offices	+1.0%	71.7	139.6	71.0
◆ Paris CBD & 5-6-7 – Retail	–12.2%	16.7	35.3	19.0
◆ Paris Other	+3.3%	55.2	108.1	53.4
Core Western Crescent *(Neuilly/Levallois, Southern Loop)*	–0.3%	36.0	71.4	36.1
La Défense	**+10.7%**	**30.7**	**56.5**	**27.8**
Other locations *(Peri-Défense, Inner and outer rim, and Other regions)*	**–20.0%**	**34.7**	**79.7**	**43.4**
Residential	***+4.0%***	***63.2***	***122.9***	***60.7***
Traditional residential	+0.8%	53.1	105.4	52.7
Student residences	+25.2%	10.1	17.5	8.0
RECURRENT NET INCOME (GROUP SHARE)(1)	**–0.6%**	**201.2**	**392.0**	**202.4**
Block value of the property portfolio(2)	**+2,9%**	**20,557**	**20,102**	**19,971**
Offices	***+2,2%***	***16,491***	***16,147***	***16,132***
Central locations	**+6,2%**	**13,915**	**13,444**	**13,101**
Paris City	+6,8%	11,411	11,038	10,685
◆ Paris CBD & 5-6-7 – Offices	+10,9%	6,649	6,274	5,993
◆ Paris CBD & 5-6-7 – Retail	+0,3%	1,688	1,698	1,682
◆ Paris Other	+2,1%	3,073	3,067	3,010
Core Western Crescent *(Neuilly/Levallois, Southern Loop)*	+3,6%	2,504	2,405	2,416
La Défense	**–6,4%**	**1,289**	**1,372**	**1,377**
Other locations *(Peri-Défense, Inner and outer rim, and Other regions)*	**–22,2%**	**1,287**	**1,332**	**1,654**
Residential	***+7,1%***	***3,999***	***3,878***	***3,735***
Traditional residential	+7,6%	3,608	3,498	3,352
Student residences	+2,1%	391	380	383
Hotel & financial lease	***–35,7%***	***67***	***77***	***104***
NET YIELD ON PROPERTY PORTFOLIO(3)	**0 pb**	**3.8%**	**3.8%**	**3.8%**

Data per share (in euros)	Change vs 06/30/2021	06/30/2022	12/31/2021	06/30/2021
Recurrent net income (Group Share)(1)	**–0.7%**	**2.73**	**5.32**	**2.75**
EPRA NRV (Net Reinstatement Value)(4)	+4.9%	198.9	193.5	189.6
EPRA NTA (Net Tangible Asset Value)(4)	**+5.0%**	**181.2**	**176.3**	**172.6**
EPRA NDV (Net Dissolution Value)(4)	+12.1%	187.9	173.0	167.5
Net dividend		–	5.30	–

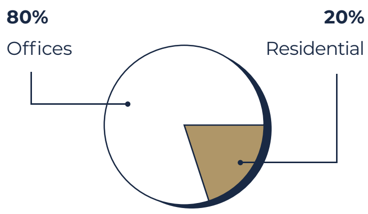
Number of shares	Change vs 06/30/2021	06/30/2022	12/31/2021	06/30/2021
Comprising the share capital	+0.1%	76,572,850	76,572,850	76,526,604
Excluding treasury shares	+0.1%	73,737,206	73,714,032	73,667,786
Diluted number of shares excluding treasury shares	+0.1%	73,916,964	73,866,201	73,824,095
Average number of shares excluding treasury shares	+0.1%	73,752,206	73,681,782	73,667,786

(1) EBITDA excluding IFRIC 21 after deduction of net financial expenses, recurring taxes, minority interests, including income from equity-accounted investments, and after restatement of certain exceptional items.
(2) See Note 2.5 Appraisal of property portfolio.
(3) Like-for-like basis June 2022.
(4) See Note 2.7 Net asset value.

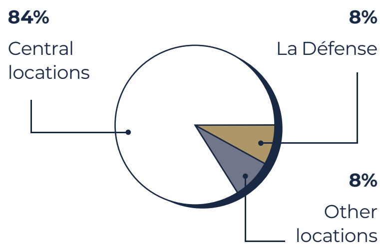
Property portfolio appraisal by business
(excl. financial leases)



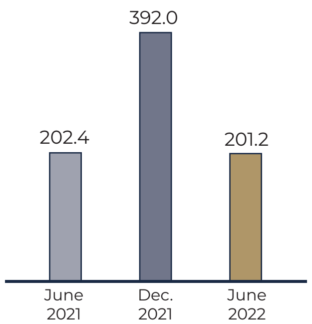
Breakdown of rental revenues by business



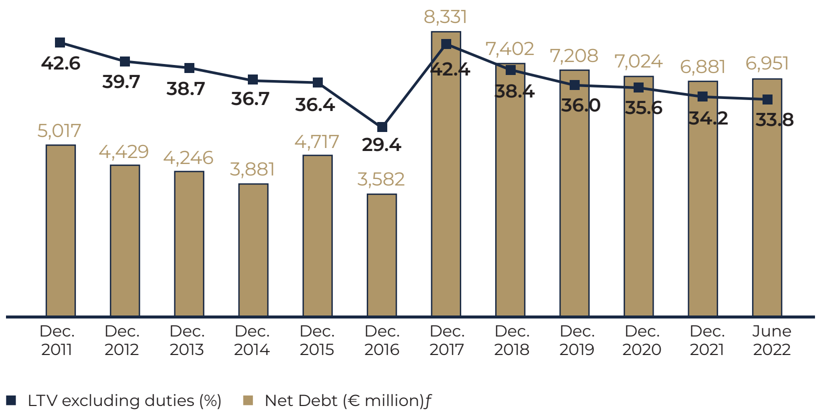
Geographic breakdown of the office property portfolio



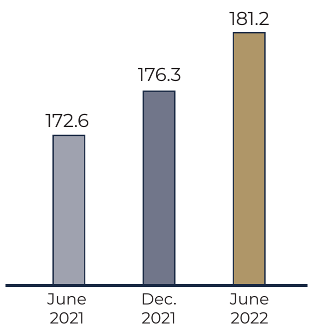
Recurrent net income (Group Share)
(€ million)



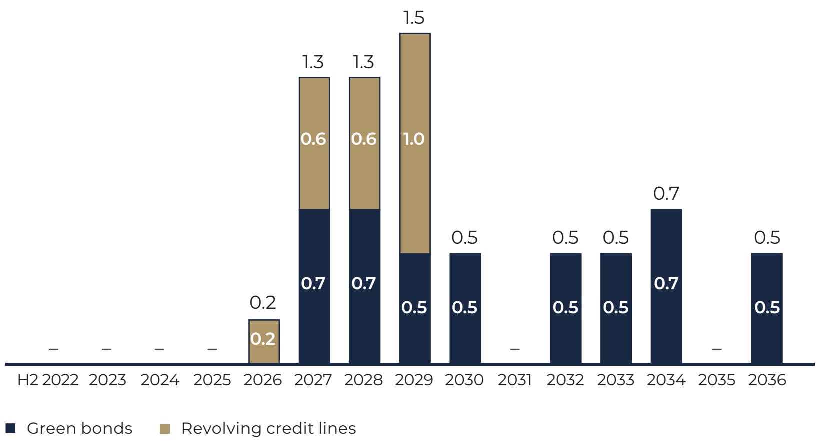
LTV ratio



EPRA NTA (Net Tangible Asset Value)
(in euros)



Debt maturity breakdown after taking into account unused revolving credit lines
(in billion euros)



Business review

2.

2.1 — Gross rental income of €308.2m, up +3.0% like-for-like

Like-for-like rental income growth reflecting the improvement in occupancy rates across all the asset classes and the gradual return of indexation

Gross rental income *In million euros*	06/30/2022	06/30/2021	Change (%) Current basis %	Current basis €m	Like-for-like %	Like-for-like €m
Offices	**245.0**	**250.7**	**–2.3%**	**–5.7**	**+2.7%**	**6.0**
Traditional residential	53.1	52.7	+0.8%	0.4	+1.6%	0.8
Student residences	10.1	8.0	+25.2%	2.0	+19.0%	1.4
TOTAL GROSS RENTAL INCOME	**308.2**	**311.4**	**–1.0%**	**–3.3**	**+3.0%**	**8.1**

2.1.1 — Offices: positive rental trends confirmed

2.1.1.1 Improvement in the average financial occupancy rate by +110bp and positive reversion of +13%

Since the start of the year, Gecina let, relet or renegotiated more than 57,000 sq.m, representing almost €41m of headline rent. This strong upturn is in line with the trend observed since the second quarter of 2021 in most of the markets that Gecina operates on where the vacancy rate has dropped significantly (notably to 2.8% in the CBD according to BNP RE).

- More than two thirds of the transactions concern relettings or renewals of leases, primarily at the heart of Paris City. Overall, the average reversion captured came to +13% for the first half of this year, driven by the strong level of reversion secured in the central sectors, including +26% in Paris City.
- Nearly one third of these new transactions concern new leases on vacant buildings or buildings under development:
  - these latest transactions, on buildings delivered recently or scheduled for delivery shortly (157 Charles de Gaulle in Neuilly-sur-Seine, Boétie in Paris' CBD) or buildings that have been renovated (Horizons, Boulogne), will help further strengthen visibility over the Group's rental income growth as assets are delivered and work is completed as expected over the coming half-year periods;
  - the pre-letting rate for the development project pipeline is up from 67% at end-2021 to 85% for the same asset scope, with the 157 Charles de Gaulle building in Neuilly, delivered during the first half of this year, 85% let (vs. 0% at end-2021). Gecina also pre-let nearly 80% of the Boétie building in Paris' Central Business District during the first half of the year (delivery scheduled for the first half of 2023);
  - for new or redeveloped buildings, the superior quality of Gecina's assets, its teams and its service-driven strategy YouFirst enable it to outperform in the submarkets. The rents obtained exceeded the Group's initial expectations and are in line with or even higher than the prime rents observed to date for these areas. This performance confirms the growing appetite among businesses for Office real estate in the Paris Region's central areas where levels of available supply are limited.

2.1.1.2 Iconic transactions confirming the good level of rental markets

Among the latest rental transactions secured since the start of 2022, some major operations confirm the very good performance by high-quality buildings in the most central markets.

In the Paris CBD, the Group has secured several rental transactions for offices at around €950/sq.m/year.

For instance, the Group secured the pre-letting of around 80% of the "Boétie" building to the Eight Advisory Group in February 2022, for 7,800 sq.m.

More recently, at the start of July, Gecina signed a firm 10-year lease, also based on current prime rents, with a tenant from the luxury industry, for all of the "64 Lisbonne" building (7,850 sq.m), anticipating the departure of the tenant currently in place and making it possible to capture significant reversion.

In Paris' Central Business District, other negotiations are currently underway based on rents of over €950/sq.m.

In Neuilly-sur-Seine, 85% of the 157 CDG building, delivered during the first half of this year, has been let to the SPIE group and to a pharmaceutical group. These transactions confirm that the prime rental values in Neuilly-sur-Seine are now up to nearly €650 to €700/sq.m/year.

Lastly, in Boulogne-Billancourt, Gecina has let nearly 5,000 sq.m to the Michelin and Futurmaster groups in the Horizons – Maison Haute building, which was subject to a renovation program. The rents secured on this building, which was delivered in 2011, are in line with market rents for new / redeveloped buildings in this area.

91% of Gecina's letting challenges for spaces that are vacant or under development concern buildings located in Paris City, Neuilly-sur-Seine and Boulogne-Billancourt. These challenges are concentrated in the sectors with the most positive trends, benefiting from the polarization of the markets supporting areas of centrality and scarcity. As a result, in these three sectors, the theoretical timeframe to clear the stock of vacant space is less than one year.

2.1.1.3 Change in gross rental income for offices

Gross rental income - Offices *In million euros*	**06/30/2022**	**06/30/2021**	**Change (%)** Current basis	Like-for-like
OFFICES	**245.0**	**250.7**	**–2.3%**	**+2.7%**
Central areas (Paris, Neuilly, Southern Loop)	**179.6**	**179.6**	**+0.0%**	**+2.5%**
Paris City	**143.6**	**143.5**	+0.1%	+2.3%
- Paris CBD & 5-6-7 - Offices	71.7	71.0	+1.0%	+0.5%
- Paris CBD & 5-6-7– Retail	16.7	19.0	–12.2%	+5.3%
- Paris - Other	55.2	53.4	+3.3%	+3.7%
Core Western Crescent (Neuilly/Levallois, Southern Loop)	**36.0**	**36.1**	-0.3%	+3.6%
La Défense	**30.7**	**27.8**	**+10.7%**	**+9.1%**
Other locations (Peri-Défense, Inner / Outer Rims and Other regions)	**34.7**	**43.4**	**–20.0%**	**–1.6%**
Western Crescent - La Défense (as reported previously)	*83.8*	*80.8*	*+3.7%*	*+5.2%*

Like-for-like office rental income growth came to +2.7% year-on-year, benefiting for +1.8% from an improvement in the occupancy rate across our buildings, reflecting the robust commercial performance levels achieved since the second quarter of 2021, as well as a positive indexation effect, which is modest to date (+0.8%) and will ramp up over the coming quarters, passing on - with a delayed effect - the return of an inflationary context.

- In the most central sectors (84% of Gecina's office portfolio) in Paris City, Neuilly-Levallois and Boulogne-Issy, like-for-like rental income growth came to +2.5%, benefiting from:
  - an improvement in the occupancy rate (+1%);
  - a positive level of indexation (+0.9%), which will become stronger over the coming quarters;
  - and other effects driven primarily by positive reversion (+0.6%).
- On the La Défense market (8% of the Group's office portfolio), Gecina's rental income is up +9.1% like-for-like, factoring in the impact of a significant increase in the occupancy rate for the Group's buildings, resulting from the major transactions secured recently on buildings that were previously vacant (Carré Michelet, Adamas), with indexation and reversion having only a very marginal impact on this sector.

The –2.3% contraction on a current basis is linked primarily to the asset disposals completed in 2021, including the sales of the Les Portes d'Arcueil (Arcueil), Louise Michel (Levallois) and Orion (Montreuil) buildings in the third quarter of 2021. For reference, these buildings were sold at prices that were +9% higher than their latest appraisals.

In 2021, Gecina had signed a lease on the 101 Champs-Elysées building, extending the rental commitment with the tenant in place. This transaction was subject to various conditions precedent, which were not satisfied before the agreement's deadline. As a result, the rental conditions that apply today are identical to those that were in place before this pre-agreement was signed.

Lastly, note that the pipeline's contribution to rental income growth (contribution from deliveries net of transfers to the pipeline) is now positive, with around €2.4m for the first half of the year, benefiting from the leases signed recently for the Anthos (Boulogne), 157 Charles de Gaulle (Neuilly) and Sunside (La Défense) buildings.

Breakdown of tenants by sector (offices - based on annualized headline rents)

	Group
Public sector	8%
Consulting / services	15%
Industry	36%
Finance	7%
Media – television	7%
Retail	10%
Hospitality	5%
Technology	12%
Total	100%

Weighting of the top 20 tenants (% of annualized total headline rents)

Tenant	Group
ENGIE	7%
LAGARDERE	3%
LVMH	3%
WEWORK	3%
SOLOCAL GROUP	2%
EDF	2%
YVES SAINT LAURENT	2%
FRENCH SOCIAL MINISTRIES	2%
ORANGE	1%
GRAS SAVOYE	1%
BOSTON CONSULTING GROUP & CIE	1%
ARKEMA	1%
EDENRED	1%
RENAULT	1%
IPSEN	1%
LACOSTE OPERATIONS COURT 37	1%
SALESFORCE COM.FRANCE	1%
MSD	1%
LATHAM & WATKINS	1%
ESMA	1%
TOP 10	**26%**
TOP 20	**37%**

Volume of rental income by three-year break and end of leases (in €m)

Commercial lease schedule	2022	2023	2024	2025	2026	2027	2028	> 2028	Total
Break-up options	40	71	96	68	47	81	34	74	513
End of leases	39	22	48	25	42	95	47	195	513

2.1.2 — Residential: strong upturn in rental activity, with reversion potential confirmed and a start to the 2022 academic year that looks set to be significantly higher than the start of the 2019 academic year (before the impact of the Covid-19 pandemic)

2.1.2.1 YouFirst Residence (traditional residential): acceleration in operational performance levels confirmed

Like-for-like, rental income from traditional residential properties is up +1.6%.

This performance takes into account a level of indexation that is starting to be passed on (+1.1%) and the impact of positive reversion (+0.6%) on the apartments relet, with the rent for new tenants around +8% higher than levels for the previous tenants on average since the start of the year.

On a current basis, rental income is up +0.8%, reflecting the impact of the small number of sales completed during the first half of the year.

2.1.2.2 YouFirst Campus (student residences): strong upturn in activity

Rental income from student residences shows strong growth, with +19% like-for-like and +25% on a current basis, reflecting the improving environment since the third quarter of 2021.

This performance is linked primarily to the rebound of the occupancy rate for residences (contributing +13.2%), as well as the significant reversion captured (contributing +4.7%), while the indexation effect represents +1.1%.

2.1.3 — Annualized gross rental income

Annualized rental income is stable for the first half of 2022 (+€2m) versus December 31, 2021, with the good like-for-like performance offset primarily by the departure of tenants from buildings transferred to the pipeline (mainly 32 rue Marbeuf).

€16m of this annualized rental income came from assets intended to be vacated over the coming years for redevelopment, including €4m for the buildings to be freed up and transferred to the pipeline in 2022.

This rental income also includes €3.4m for a building that will be subject to long-term renovation work (nearly one year) and was vacated by its tenant at the start of July.

Annualized rental income (IFRS) *In millions euros*	**06/30/2022**	**12/31/2021**
Offices	480	479
Traditional residential	106	105
Student residences (Campus)	22	22
TOTAL	**608**	**606**

2.2 — Financial occupancy rate: positive momentum (+110bp over six months)

Average financial occupancy rate	06/30/2021	09/30/2021	12/31/2021	03/31/2022	06/30/2022
Offices	91.4%	91.0%	90.7%	91.1%	91.8%
Traditional residential	96.7%	96.6%	96.8%	96.9%	96.8%
Student residences	74.4%	72.8%	79.0%	92.6%	86.3%
GROUP TOTAL	**91.6%**	**91.2%**	**91.2%**	**92.0%**	**92.3%**

The Group's average financial occupancy rate is at a high level, with 92.3%, up +110bp over six months, reflecting the benefits of the strong upturn in rental transactions since the second quarter of 2021.

The spot rate at end-June is higher than the average rate (92.8%), indicating a trend that continued to improve during the first half of the year.

For the office scope, the average financial occupancy rate is up +110bp to 91.8%. The spot rate at end-June 2022 was 93.1%, up from just 90.8% at end-December 2021, illustrating the robust trend for lettings during the first half of 2022.

This rate does not take into account recent lettings on which the leases have not yet come into effect. These spaces are therefore considered to be vacant even though they are covered by a signed lease that is due to take effect during the second half of the year. If these spaces that have already been let are included as occupied units (notably Carré Michelet in La Défense), the normative occupancy rate represents 94.4%, once again highlighting the positive market trends.

For traditional residential, the average financial occupancy rate for the first half of 2022 is stable over six months and year-on-year, highlighting this portfolio's rental resilience.

For the student residences scope, the average financial occupancy rate shows a significant increase over six months (+7.3pts), illustrating the strong upturn in activity following a 2020-21 academic year that was greatly disrupted by the consequences of the pandemic.

2.3 — Recurrent net income: upturn taking shape

In million euros	06/30/2022	06/30/2021	*VChang (%)*
Gross rental income	***308.2***	***311.4***	***-1.0%***
Net rental income	***277.8***	***281.0***	***-1.1%***
Operating margin for other business	1.4	0.6	*+148.7%*
Services and other income (net)	1.3	3.1	*-59.6%*
Overheads	(39.1)	(37.7)	*+3.5%*
EBITDA - recurrent	***241.4***	***246.9***	***-2.2%***
Net financial expenses	(38.5)	(43.3)	*-11.0%*
Recurrent gross income	***202.9***	***203.7***	***-0.4%***
Recurrent net income from associates	0.7	0.6	*+14.7%*
Recurrent minority interests	(0.9)	(0.6)	*+39.3%*
Recurrent tax	(1.6)	(1.3)	*+25.1%*
Recurrent net income (Group share) (1)	***201.2***	***202.4***	***-0.6%***
RECURRENT NET INCOME (GROUP SHARE) PER SHARE	**2.73**	**2.75**	***-0.7%***

(1) EBITDA excluding IFRIC 21 after deducting net financial expenses, recurrent tax and minority interests, including income from associates and restated for certain non-recurring items.

Recurrent net income (Group share) came to €2.73 per share (–0.7%), with an increase of +3.9% excluding the impact of the sales carried out in 2021 and the non-recurring income received during the first quarter of 2021.

Like-for-like rental performance: +€8m

This change takes into account the increase in the occupancy rate, the first effects of the acceleration in indexation and the positive rental reversion secured.

Portfolio rotation: –€10m net change in rental income

This change reflects the impact of the portfolio rotation carried out in 2021 for almost €512m, focused on various office buildings located outside of Paris (Arcueil, Levallois, Montreuil, Boulogne and Antony). For reference, these buildings were sold with a premium of around +9% versus the latest appraisal values.

Operations relating to the pipeline (deliveries and redevelopments): +€2.4m net change in rental income

The change in recurrent net income (Group share) benefited from a positive net effect for operations relating to the pipeline, with the impact of building deliveries now higher than the temporary effects of the assets made unavailable for rent with a view to being redeveloped.

- The additional rental income generated by the recent deliveries of buildings under development represents +€3.7m (with the delivery of the Anthos building in Boulogne, Sunside in La Défense and Ynov in Ivry in 2021, and 157 CDG in Neuilly in 2022).
- Alongside this, the space made unavailable for rent in buildings to be redeveloped had an impact of just -€1.3m on first-half rental income.

It is important to note that during the second half of the year this positive effect is expected to be confirmed:

- Gecina will benefit from rental income linked in particular to the delivery of the l1ve building (Paris CBD) and the ramping up of the 157 CDG building in Neuilly-sur-Seine, which was delivered during the first half of the year.
- A new building – "32 Marbeuf" in Paris' CBD - will also be redeveloped following the departure of its tenant at the end of June, making it possible to create a unique asset in Paris' Golden Triangle.

2

Rental margin stable

	Group	Offices	Residential	Student
Rental margin at Jun 30, 2021	90.2%	92.5%	82.5%	69.4%
RENTAL MARGIN AT JUN 30, 2022	**90.1%**	**92.1%**	**82.6%**	**82.1%**

Financial expenses down –11%: –€4.8m change

Financial expenses are down -€4.8m, linked mainly to a volume effect following the disposal of the Les Portes d'Arcueil building during the second half of 2021, with the average cost of debt stable at 1.2%.

2.4 — Capital rotation

2.4.1 — Disposals, acquisitions, investments

€139m of sales completed / under preliminary agreements / €134m of investments

€106m of sales completed during the year, achieving a premium of around +8.0% versus the end-2021 values, and €33m of additional sales covered by preliminary agreements

This sales volume mainly includes the sale of the Being building in La Défense, two small buildings in Paris during the first half of the year, and nearly €6m of vacant unit-based residential sales, achieving a premium of around +18% compared with the latest values from end-2021.

At end-June 2022, €33m of sales were also covered by preliminary agreements, concerning residential properties.

These sales aim to further strengthen the centrality of Gecina's portfolio, while maintaining an LTV at levels giving the Group financial flexibility.

€134m of investments made, primarily on development projects

70% of the €134m of investments were paid out during the first half of 2022 for the development pipeline or projects delivered during the year.

The balance corresponds to investments to improve the residential and commercial portfolio, helping capture the reversion potential identified.

On May 20, 2022, Gecina acquired 20.1% of the OPCI fund Euler, making it possible to increase our interest from 19.9% to 40% for €55m. This structure holds the asset located at 1-3 rue Euler in Paris' Central Business District.

2.4.2 — Project pipeline: €2.9bn portfolio of outstanding quality projects underway or to potentially be launched shortly

With a committed pipeline of around €1.9bn and a controlled and certain pipeline that could be launched over the coming years, the Group is expected to benefit from a strong leverage effect on rental income growth between 2022 and 2026.

€1.9bn of committed projects (deliveries for 2022-2025)

The vast majority of the projects under development are concentrated in the most central sectors, with 94% of the committed pipeline for offices located in Paris City.

Nearly 28% of the committed pipeline is now made up of residential assets.

During the second half of 2022, Gecina is notably launching a very ambitious new redevelopment project: "32 Marbeuf" in Paris' Golden Triangle, which is scheduled for delivery in early 2025 and will offer 13,000 sq.m, in line with the best environmental certifications, and a number of outdoor spaces.

In total, 18 projects are currently committed to and will be delivered between 2022 and 2025, representing a total investment of around €600m to be paid out over the coming years.

With an expected yield on cost of 5.2% for offices and 4.8% overall, this committed pipeline represents a potential additional rental income volume of around €91m, which will be achieved gradually between 2022 and 2025 as the various assets are delivered.

Major lettings since the start of 2022 concerning the scope for developments or assets delivered recently.

Based on the committed scope at end-2021, the pre-letting rate for the committed pipeline is up +18pts from 67% to 85% for the buildings scheduled for delivery in 2022-2023, with the letting of 85% of the 157 CDG building in Neuilly (delivered during the first half of the year), based on rents in line with or even above leading prime market levels. Nearly 80% of the space in the Boétie building was also pre-let during the first half of the year.

At end-June, €584m were still to be invested on committed projects, with €165m by end-2022, €261m in 2023, and €158m in 2024-2025.

€1.0bn of "controlled and certain" projects to potentially be launched over the coming half-year periods (deliveries in 2024-2026)

The pipeline of operations "to be committed", i.e. "controlled and certain", groups together the assets held by Gecina that are currently being vacated and for which a redevelopment project aligned with Gecina's investment criteria has been identified.

This pipeline includes eight projects, with five offices, nearly 90% of which are located in Paris or Neuilly, that will be able to be committed to once the administrative authorizations have been obtained and they have been vacated by their current tenants.

All of these projects are subject to regular reviews in line with market developments, and the final launch decision can be taken by Gecina up until the effective redevelopment start date.

€0.8bn of "likely" controlled projects over the longer term (possible deliveries in 2024-2027)

The "likely" controlled pipeline covers the projects identified and owned by Gecina for which tenant departures are not yet certain. The identification of these projects upstream is making it possible to achieve a potential yield on cost of around 5.2% with a portfolio of potential projects concentrated primarily in Paris City (c.90%). These projects will be launched as decided by Gecina in line with real estate market developments.

2

Development pipeline overview

Project	Location	Delivery date	Total space (sq.m)	Total investment (€m)	Already invested (€m)	Still to invest (€m)	Yield on cost (est.)	Weighted average prime yield (BNPPRE/ CBRE)	Pre-let
Paris - L1ve	Paris CBD	Q3-22	33,200	513					87%
Paris - Boétie	Paris CBD	Q1-23	10,200	176					78%
Montrouge - Porte Sud	Inner Rim	Q2-24	12,600	83					100%
Paris - Mondo (formerly Bancelles)	Paris CBD	Q3-24	30,100	388					0%
Paris - Marbeuf	Paris CBD	Q1-25	13,000	213					0%
Total offices			***99,100***	***1,374***	***1,121***	***253***	***5.2%***	***2.8%***	***50%***
Paris - Glacière	Paris	Q3-22	300	2					
Ville d'Avray	Inner Rim	Q1-23	10,000	78					
Paris - Wood'up	Paris	Q4-23	8,000	97					
Paris - Dareau	Paris	Q1-24	5,500	51					
Rueil - Arsenal	Rueil	Q1-24	6,000	47					
Rueil - Doumer	Rueil	Q2-24	5,500	46					
Bordeaux - Belvédère	Bordeaux	Q3-24	8,000	39					
Garenne Colombes - Madera	Inner Rim	Q4-24	4,900	43					
Bordeaux - Oasis	Bordeaux	Q2-25	7,700	39					
Bordeaux - Brienne	Bordeaux	Q2-25	5,500	26					
Paris - Vouillé	Paris	Q3-24	2,400	24					
Paris - Lourmel	Paris	Q3-24	1,600	16					
Paris - Porte Brancion	Paris	Q3-24	2,100	16					
Residential densification		na	1,900	8					
Total residential			***69,400***	***531***	***200***	***331***	***3.6%***	***2.7%***	
Total committed pipeline			**168,500**	**1,905**	**1,321**	**584**	**4.8%**	**2.7%**	
Controlled and certain: Offices			85,800	921	617	304	4.8%	3.2%	
Controlled and certain: Residential			15,900	100	33	67	4.4%	2.7%	
Total controlled and certain			**101,700**	**1,021**	**650**	**371**	**4.8%**	**3.1%**	
TOTAL COMMITTED + CONTROLLED AND CERTAIN			**270,200**	**2,926**	**1,971**	**955**	**4.8%**	**2.9%**	
Total controlled and likely			79,700	809	619	190	5.2%	2.9%	
TOTAL PIPELINE			**349,900**	**3,735**	**2,590**	**1,145**	**4.9%**	**2.9%**	

2.5 — Appraisal of the property portfolio

The Group's property portfolio is valued twice a year by independent appraisers. Following turnover in the property portfolio experts in the first half of 2020, Office assets are being appraised by Cushman & Wakefield and Jones Lang LaSalle, Traditional Residential assets by CBRE Valuation, and Student Residence assets by Catella Valuation Advisors. Assets are included in the like-for-like basis if they were in operation over the half year and are not up for sale.

During the first half of 2022, the European markets experienced further uncertainty caused by the war in Ukraine, growing inflation and volatile interest rates. These things are yet to affect the French real estate market, as evidenced by the transactions that took place in the opening six months of the year and the Gecina portfolio independent property appraisers in their valuations dated June 30, 2022.

The change in the value of these assets according to the Group's accounting standards over the last six months is as follows:

	Block value			Δ On a current basis		Δ On a like-for-like basis	
In millions of euros	06/30/2022	12/31/2021	06/30/2021	06/30/2022 vs 06/30/2021	06/30/2022 vs 12/31/2021	06/30/2022 vs 06/30/2021	06/30/2022 vs 12/31/2021
Offices	***16,491***	***16,147***	***16,132***	***+2.2%***	***+2.1%***	***+3.3%***	***+1.4%***
Central locations	**13,915**	**13,444**	**13,101**	**+6.2%**	**+3.5%**	**+4.8%**	**+2.2%**
Paris City	11,411	11,038	10,685	+6.8%	+3.4%	+5.2%	+2.3%
◆ Paris CBD & 5-6-7	8,337	7,972	7,675	+8.6%	+4.6%	+5.4%	+2.5%
– Paris CBD & 5-6-7 – Offices	6,649	6,274	5,993	+10.9%	+6.0%	+7.1%	+3.6%
– Paris CBD & 5-6-7 – Retail	1,688	1,698	1,682	+0.3%	-0.6%	+0.3%	-0.6%
◆ Paris – Other	3,073	3,067	3,010	+2.1%	+0.2%	+4.6%	+1.7%
Core Western Crescent (1)	**2,504**	**2,405**	**2,416**	**+3.6%**	**+4.1%**	**+3.1%**	**+2.0%**
La Défense	**1,289**	**1,372**	**1,377**	**–6.4%**	**–6.0%**	**–2.4%**	**–1.3%**
Other locations (2)	**1,287**	**1,332**	**1,654**	**–22.2%**	**–3.3%**	**–4.2%**	**–3.3%**
Residential	***3,999***	***3,878***	***3,735***	***+7.1%***	***+3.1%***	***+2.9%***	***+0.8%***
Traditional residential	3,608	3,498	3,352	+7.6%	+3.1%	+2.6%	+0.5%
Student residences	391	380	383	+2.1%	+2.8%	+6.0%	+3.3%
Hotel and finance lease	***67***	***77***	***104***	***–35.7%***	***–13.0%***	**n.a.**	**n.a.**
GROUP TOTAL – BLOCK VALUE	**20,557**	**20,102**	**19,971**	**+2.9%**	**+2.3%**	**+3.2%**	**+1.3%**
GROUP TOTAL – UNIT VALUE	**21,111**	**20,651**	**20,528**	**+2.8%**	**+2.2%**	**+3.1%**	**+1.2%**
Croissant Ouest - La Défense (as reported previously)	*4,342*	*4,349*	*4,377*	*–0.8%*	*–0.2%*	*–0.1%*	*–0.0%*

(1) Neuilly/Levallois, Southern Loop.
(2) Peri-Défense, Inner and outer rim, and Other regions.

The block value of the property portfolio amounted to €20,557 million, corresponding to an increase of €454 million over the first half of 2022 (i.e. +2.3%).

This increase is mainly due to the increase in asset value on a like-for-like basis (+€228 million including €42 million of investments) as well as an increase in the value of assets under development (+€237 million including €85 million of investments), offset by the disposal of assets totaling €98 million.

The main changes in the property portfolio in the financial year are the following:

On a current bass

(i) €228 million increase, corresponding to the rise in asset value on a like-for-like basis;

(ii) €237 million increase in the pipeline (€85 million of investment), including Boétie (Paris 8th arrondissement), I'lve (Paris 16th arrondissement), the Eco-Quartier (Ville d'Avray) and Mondo (Paris 17th arrondissement);

(iii) Disposal of €98 million (value as of December 31, 2021) for a sales price of €106 million;

(iv) Reduction of the finance lease portfolio linked mainly to the exercise of options.

On a like-for-like basis

Gecina's like-for-like scope of €17,937 million increased by €228 million over the half-year (i.e. +1.3%) including €42 million in investments;

(i) Increase in the office portfolio of +1.4% or +€199 million. The net capitalization rates are stable at 4.0%.

(ii) Increase in the traditional residential portfolio of +0.5% or +€17 million. Unit valuations increased by +0.4%. The block value per square meter stood at €7,900/sq.m as at June 30, 2022, with a net capitalization rate of 2.9%.

(iii) Increase in the student residence portfolio of +3.3% or +€12 million. The value per square meter stood at €5,560/sq.m as at June 30, 2022, with a net capitalization rate of 4.4%.

Yield rate and capitalization rate

Net capitalization rates excluding duties were stable over the half year, on a like-for-like basis.

	Net yield (incl. duties)		Net capitalization rate (excl. duties)	
In million euros	06/30/2022	12/31/2021	06/30/2022	12/31/2021
Offices	***3.7%***	***3.7%***	***4.0%***	***4.0%***
Central locations	**3.3%**	**3.3%**	**3.5%**	**3.5%**
Paris City	3.1%	3.1%	3.3%	3.3%
◆ Paris CBD & 5-6-7	2.8%	2.9%	3.0%	3.1%
– Paris CBD & 5-6-7 – Offices	3.0%	3.0%	3.2%	3.2%
– Paris CBD & 5-6-7 – Retail	2.4%	2.5%	2.6%	2.6%
◆ Paris – Other	3.7%	3.7%	3.9%	4.0%
Core Western Crescent (1)	**4.2%**	**4.3%**	**4.5%**	**4.5%**
La Défense	**5.2%**	**5.1%**	**5.5%**	**5.4%**
Other locations (2)	**6.6%**	**6.2%**	**7.0%**	**6.6%**
Residential	***2.9%***	***2.8%***	***3.0%***	***3.0%***
Traditional residential	2.7%	2.7%	2.9%	2.8%
Student residences	4.2%	4.4%	4.4%	4.6%
TOTAL LIKE-FOR-LIKE BASIS(3)	**3.6%**	**3.6%**	**3.8%**	**3.8%**
Croissant Ouest - La Défense (as reported previously)	*5.0%*	*5.0%*	*5.3%*	*5.3%*

(1) Neuilly/Levallois, Southern Loop.
(2) Peri-Défense, Inner and outer rim, and Other regions.
(3) Like-for-like June 2022.

For each asset category, the property appraisers establish working assumptions based mainly on their knowledge of the market and in particular of the latest transactions. It is in this context that they determine the various capitalization and discount rates.

Discount rate and risk premium

The table below indicates, by asset category, the range of discount rates used by the property appraisers to prepare the Discounted Cash Flow (DCF method) in their appraisals carried out to date.

Sector-specific premium risks were determined with reference to the French Treasury's ten-year OAT (with an interest rate of +2.00% as of June 30, 2022).

	Discount rate June 2022			Specific risk premium June 2022		
Offices	***2.9%***	**-**	***10.2%***	***0.9%***	**-**	***8.2%***
Offices – Paris	2.9%	-	5.9%	0.9%	-	3.9%
Offices – Paris Region	4.0%	-	10.2%	2.0%	-	8.2%
Offices – Regions	4.5%	-	4.7%	2.5%	-	2.7%
Traditional residential	2.7%	-	5.1%	0.7%	-	3.1%
Student residences	3.5%	-	5.0%	1.5%	-	3.0%

The breakdown of the portfolio value by segment as of June 30, 2022 is the following:

Segments	06/30/2022 *(in € million)*	06/30/2022 *(in %)*
Offices	***16,491***	***80%***
Traditional residential	3,608	18%
Student residences	391	2%
Hotel and finance lease	67	0%
GECINA TOTAL	**20,557**	**100%**

Reconciliation of portfolio value with book value

In accordance with the EPRA guidelines, the table below presents the reconciliation between the book value of buildings on the balance sheet and the total appraisal value of the property portfolio:

In million euros	06/30/2022
Book value	**20,392**
Fair value of buildings in operation (including Head Office)	+180
Lease obligation IFRS 16	–16
Property portfolio value	**20,557**
Companies fair value accounted for under the equity method	+8
APPRAISAL VALUE	**20,565**

2.6 — Financial structure

In terms of macroeconomics and finance, the first half of 2022 was characterized by the Russia-Ukraine conflict, soaring inflation and volatile and sharply increasing long-term interest rates.

Amid this volatile environment, Gecina could rely on the robust and flexible balance sheet it has built up over the last few years. The Group's already significant levels of liquidity at December 31, 2021 were further bolstered by an 11-year Green Bond issue in January 2022, paying a coupon of 0.875%. Gecina also continued its strategy of refinancing undrawn credit lines early by taking out €1.2 billion of new responsible bank loans, with an average maturity of nearly seven years.

At June 30, 2022, Gecina therefore had immediate liquidity of €4.7 billion, or €3.3 billion excluding NEU CP, which is considerably higher than the long-term target of between €2.0 billion and €2.3 billion. This excess liquidity covers all bond maturities until 2027 (and therefore in particular the 2023 and 2025 maturities).

By managing its financial structure proactively, the Group has also been able to improve its main credit indicators. In particular, it has extended debt maturity from 7.4 years at the end of 2021 to 7.7 years, hedged 75% on average of its debt against interest rate rises until the end of 2028, and taken its interest rate hedging maturity to 7.2 years. The loan-to-value (LTV) ratio (including duties) was 31.9%, down slightly compared with the end of 2021, and the interest coverage ratio (ICR) stood at 5.5x. Early repayment of the Group's latest mortgage loan (of which €44 million was outstanding) brought the secured debt ratio to 0.0%, meaning Gecina therefore has a significant headroom towards all its banking covenants.

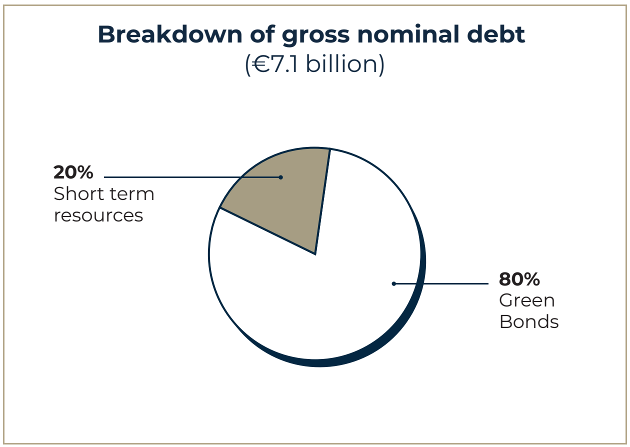
2.6.1 — Debt structure

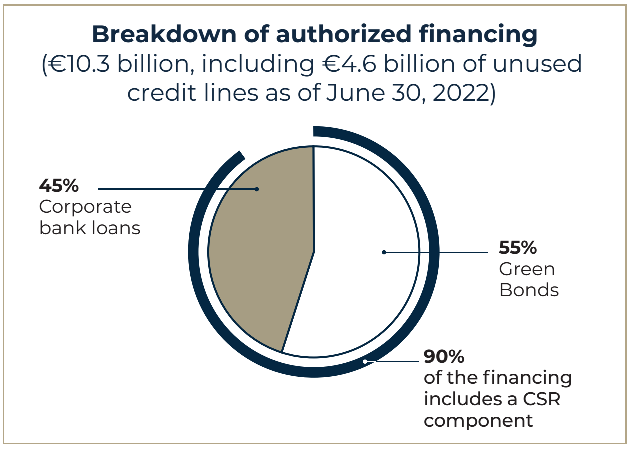
Net financial debt amounted to €6,951 million on June 30, 2022, up €70 million compared to the end of December 2021. The main characteristics of the debt are:

	12/31/2021	06/30/2022
Gross financial debt (in millions of euros)(1)	6,896	7,075
Net financial debt (in millions of euros)(2)	6,881	6,951
Gross nominal debt (in millions of euros)(1)	6,851	7,073
Unused credit lines (in millions of euros)	4,455	4,585
Average maturity of debt (years, restated from available credit lines)	7.4	7.7
LTV (including duties)	32.3%	31.9%
LTV (excluding duties)	34.2%	33.8%
ICR	5.8x	5.5x
Secured debt / Properties	0.2%	0.0%

(1) Gross financial debt (excluding fair value related to Eurosic's debt) = Gross nominal debt + impact of the recognition of bonds at amortized cost + accrued interest not yet due + miscellaneous.
(2) Excluding fair value related to Eurosic's debt, €6,963 million including these items.

Debt by type





The Group uses diversified sources of financing. Long-term bonds represent 80% of the Group's nominal debt and 55% of the Group's authorized financing.

At June 30, 2022, Gecina's gross nominal debt was €7,073 million and comprised:

- €5,675 million in long-term Green Bonds issued under the EMTN (Euro Medium-Term Notes) program;
- €1,398 million in Negotiable European Commercial Paper (NEU CP) covered by confirmed medium- and long-term credit lines.

2.6.2 — Liquidity

As at June 30, 2022, Gecina had €4,709 million in available liquidity, of which €4,585 million in unused credit lines and €124 million in cash, easily covering all credit maturities for the next two years (€1,873 million). Net of the coverage of short-term resources, liquidity amounts to €3,311 million.

Financing and refinancing transactions carried out in the first half of 2022 amounted to €1,650 million, covering:

- The issue in January 2022 of a new Green Bond for €500 million, with a term of 11 years and a 0.875% coupon.
- The setting up of seven new credit lines covering a cumulative sum of €1,150 million with an average maturity of nearly seven years, through the early renewal of lines with a remaining maturity of slightly less than two years on average. These new financing programs all have a margin that depends on achieving CSR objectives. They have already enabled the Group to refinance in particular all its banking maturities for 2022 and 2023.

During the half-year, Gecina also made early repayment of the Group's latest mortgage financing, the outstanding capital was €44 million.

Gecina updated its EMTN program with the AMF in June 2022 and its Negotiable European Commercial Paper (NEU CP) program with the Banque de France in May 2022, with caps of €8 billion and €2 billion, respectively.

In the first half of 2022, Gecina continued to use short-term resources via the issue of NEU CPs. At June 30, 2022, the Group's short-term resources totaled €1,398 million, versus €1,130 million at December 31, 2021.

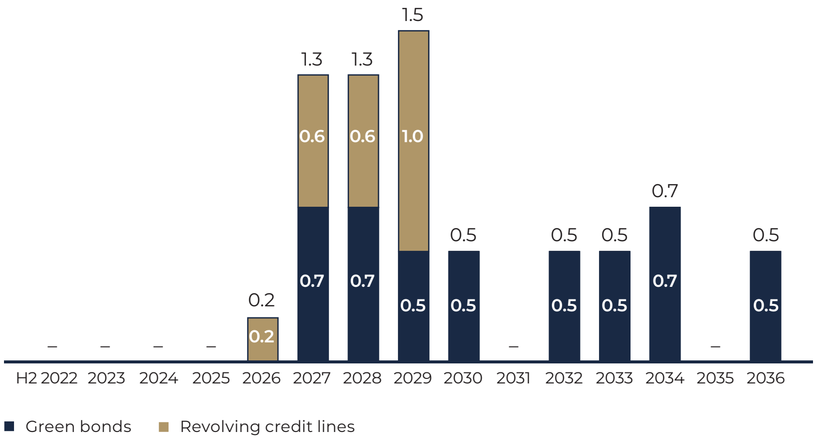
The main objectives of this liquidity are to provide sufficient flexibility to adapt the volume of debt to the pace of acquisitions and disposals, cover the refinancing of short-term maturities, allow refinancing under optimal conditions, meet the criteria of the credit rating agencies, and finance the Group's investment projects.

2.6.3 — Debt repayment schedule

As at June 30, 2022, the average maturity of Gecina's debt of €7.1 billion (after allocation of unused credit lines and cash) was 7.7 years, an increase of 0.3 year compared with December 31, 2021.

The following chart shows the debt maturity breakdown after allocation of revolving credit lines at June 30, 2022:

Debt maturity breakdown after taking into account unused revolving credit lines
(in billion euros)



All of the credit maturities up to 2025, including 2023 and 2025 bond maturities in particular, were covered by unused credit lines as at June 30, 2022 or by free cash. Furthermore, 97% of the debt has a maturity beyond 2026.

2.6.4 — Average cost of debt

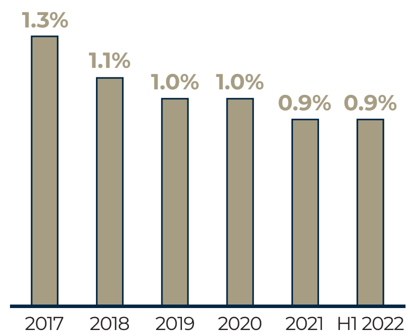
The average cost of the drawn debt amounted to 0.9% in the first half of 2022, stable compared to 2021.

The cost of debt benefits from the Group's financial structure, including its ratings A- by Standard & Poor's and A3 by Moody's, high level of liquidity, long average maturity and ability to anticipate short-term refinancing challenges, and from its extensive and long hedging strategy.

The average cost of overall debt is also stable compared to the previous financial year. It stood at 1.2% in the first half of 2022.

The following chart shows changes in the average cost of Gecina's drawn debt.

Capitalized interest on development projects amounted to €2.6 million in the first half of 2022.



2.6.5 — Credit rating

The Gecina Group is monitored by both Moody's and Standard & Poor's:

- Standard & Poor's rating is A– stable outlook;
- Moody's rating is A3 stable outlook

2.6.6 — Management of interest rate risk hedge

Gecina's interest rate risk management policy is aimed at hedging the company's exposure to interest rate risk. To do so, Gecina uses fixed-rate debt and derivative products (mainly swaps and caps) in order to limit the impact of interest rate changes on the Group's results and to keep the cost of debt under control.

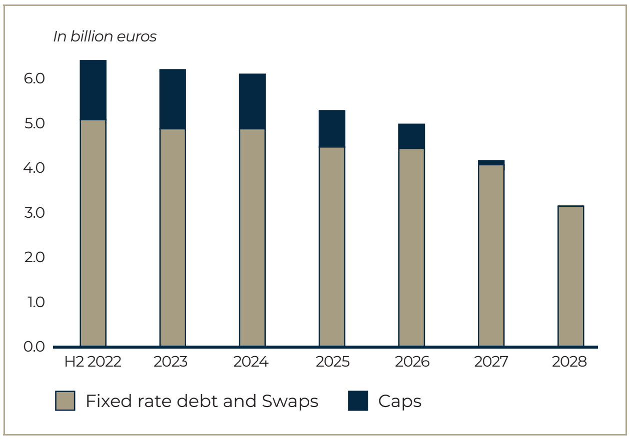
Gecina continues to adjust and optimize its hedging policy with the aim of:

- maintaining an optimal hedging ratio;
- raising the average maturity of hedges (fixed-rate debt and derivative instruments);
- securing favorable long-term interest rates.

At June 30, 2022, the average duration of the portfolio of firm hedges stood at 7.2 years.

Based on projected debt levels, the hedging ratio will average 75% until the end of 2028.

The chart below shows the profile of the hedge portfolio:



Gecina's interest rate hedging policy is implemented mainly at Group level and on the long-term; it is not specifically assigned to certain loans. As a result, it does not meet the accounting definition of hedging instruments and the change in fair value is accounted for in the income statement.

Measuring interest rate risk

Gecina's anticipated net nominal debt in the second half of 2022 is hedged up to 90% against interest rate rises (depending on observed Euribor rate levels, due to caps).

Based on the existing hedge portfolio and taking into account contractual conditions and existing debt at June 30, 2022, a 50 basis point increase in the interest rate curve compared with the curve at said date would generate an additional financial expense of €2 million in 2022. A 50 basis point fall in the interest rate curve would result in a reduction in financial expenses in 2022 of €3 million.

2.6.7 — Financial structure and banking covenants

Gecina's financial position as at June 30, 2022, meets all requirements that could affect the compensation conditions or early repayment clauses provided for in the various loan agreements.

The table below shows the status of the main financial ratios outlined in the loan agreements:

	Benchmark standard	Balance as at 06/30/2022
LTV Net financial debt/revalued block value of property holding (excluding duties)	Maximum 55%/60%	33.8%
ICR EBITDA/net financial expenses	Minimum 2.0x	5.5x
Outstanding secured debt / Revalued block value of property holding (excluding duties)	Maximum 25%	0.0%
Revalued block value of property holding (excluding duties), in billion euros	Minimum 6/8	20.6

The financial ratios shown above are the same as those used in the covenants included in all the Group's loan agreements.

At June 30, 2022, LTV stood at 33.8%, down compared to the end of December 2021 (34.2%). In the first half of 2022, the ICR stood at 5.5x (5.8x in 2021).

2.6.8 — Guarantees given

At the end of June 2022, the Group did not hold any debt guaranteed by real sureties (i.e. mortgages, lender's liens, unregistered mortgages).

Thus, at June 30, 2022, the total amount of financing guaranteed by mortgage-backed assets or financial lease amounted to 0.0% of the total block value of the property portfolio held for an authorized maximum limit of 25% in the various loan agreements.

2.6.9 — Early repayment in the event of a change of control

Some loan agreements to which Gecina is party and bonds issued by Gecina provide for mandatory early repayment and/or cancellation of loans granted and/or a mandatory early repayment liability, if control of Gecina changes.

On the basis of a total amount of authorizations of €10.3 billion (including unused credit lines) at June 30, 2022, €4.0 billion of bank debt and €5.7 billion of bonds are concerned by such a clause relative to a change of control of Gecina (in most cases, this change must lead to a downgrade in the credit rating to Non-Investment Grade for this clause to be activated).

In the case of bonds issued by Gecina, this clause will not be activated if this downgrade is followed by an upgrade in the Investment Grade category within 120 days.

2.7 — Net asset value

The Group applies the EPRA[1] recommendations described below for the three NAV (net asset values):

- EPRA Net Reinstatement Value (NRV): this metric includes the transfer duties of the property assets;
- EPRA Net Tangible Assets (NTA): the entity buys and sells assets leading to taking account of certain liabilities;
- EPRA NDV (Net Disposal Value): the value for the shareholder in the event of liquidation.

The net asset value calculation is based on the Group's shareholders' equity obtained from financial statements, which include the fair value by block, excluding duties, of investment properties, buildings under reconstruction and properties held for sale, as well as financial instruments.

(1) European Public Real Estate Association.

The foregoing elements are restated of the Group's shareholders' equity, when applicable and mainly:

- unrealised capital gains on operating properties recognized at their historical cost, calculated on the basis of the block appraisal values excluding duties, determined by independent appraisers;
- the fair value of fixed-rate financial debts;
- registration fees, for the full value or for the part relating to the most appropriate mode of disposal of the asset (sale of the asset or company shares). Thus, when the sale of the company appears to be more advantageous than the sale of the asset, the resultant registration rights replace those deducted from the property appraisals.

The number of diluted shares includes the number of shares likely to be created through the exercise of equity instruments to be issued in the right conditions. The number of diluted shares does not include treasury shares.

The table below presents the transition between the Group's shareholders' equity derived from financial statements and the various EPRA NAV.

As at June 30, 2022 *(in millions of euros)*	**EPRA NRV Net Reinstatement Value**	**EPRA NTA Net Tangible Asset Value**	**EPRA NDV Net Disposal Value**
IFRS Equity attributable to shareholders	13,136.0	13,136.0	13,136,0
Receivable from shareholders	195.5	195.5	195.5
Includes / Excludes			
Impact of exercising stock options	-	-	-
Diluted NAV	**13,331.5**	**13,331.5**	**13,331.5**
Includes			
Revaluation of investment properties	180.0	180.0	180.0
Revaluation of buildings under construction	-	-	-
Revaluation of other non-current investments	-	-	-
Revaluation of tenant leases held as finance leases	1.9	1.9	1.9
Revaluation of inventories	-	-	-
Diluted NAV at fair value	**13,513.3**	**13,513.3**	**13,513.3**
Excludes			
Deferred taxes	-	-	N/A
Fair value of financial instruments	(59.0)	(59.0)	N/A
Goodwill as a result of deferred tax	-	-	-
Goodwill as per the IFRS balance sheet	N/A	(183.2)	(183.2)
Intangible assets	N/A	(11.1)	N/A
Includes			
Fair value of liabilities (1)	N/A	N/A	556.9
Revaluation of intangible assets	-	N/A	N/A
Transfer duties	1,247.7	134.8	N/A
NAV	**14,702.0**	**13,394.7**	**13,887.0**
Fully diluted number of shares	73,916,964	73,916,964	73,916,964
NAV per share	**€198.9**	**€181.2**	**€187.9**
NAV by unit per share(2)	**€206.8**	**€188.6**	**€195.3**

(1) Fixed rate debt has been fair valued based on the interest rate curve at June 30, 2022
(2) Considering unit-by-unit values for the residential portfolio.

2.8 — Strategy and outlook

2.8.1 — 2022 recurrent net income per share target raised to €5.55

The results published for the first half of 2022 reflect the good level of rental markets, the increase in both rental values and occupancy rates for assets, and the gradual upturn in indexation. Moreover, the pipeline's positive contribution, with major building deliveries scheduled over the year, further strengthens Gecina's confidence for the coming years.

For the first half of this year, Gecina's operational performance levels exceeded the Group's initial expectations on markets that once again show positive trends. However, these encouraging signs stand out in a context of rising interest rates, confirming Gecina's precautionary management of its balance sheet.

In a context that therefore requires a cautious approach, Gecina is raising its recurrent net income (Group share) target to €5.55 per share[1] for 2022 (vs. €5.50 previously), with this growth now expected to reach +4.3%, or +7% excluding the contribution in 2021 of the buildings sold and a non-recurring effect received during the first half of 2021.

[1] This target excludes potential acquisitions or sales that have not been secured to date, and could be revised up or down depending on changes in the scope that could be seen during the year.

2.9 — EPRA reporting at June 30, 2022

Gecina applies the EPRA[1] best practices recommendations regarding the indicators listed hereafter. Gecina has been a member of EPRA, the European Public Real Estate Association, since its creation in 1999. The EPRA best practice recommendations include, in particular, key performance indicators to make the financial statements of real estate companies listed in Europe more transparent and more comparable across Europe.

Gecina reports on all the EPRA indicators defined by the "Best Practices Recommendations" available on the EPRA website.

Moreover, EPRA defined recommendations related to corporate social responsibility (CSR), called "Sustainable Best Practices Recommendations."

(1) European Public Real Estate Association.

	06/30/2022	06/30/2021	See Note
EPRA Earnings *(in millions of euros)*	185.8	184.9	2.9.1
EPRA Earnings per share *(in euros)*	€2.52	€2.51	2.9.1
EPRA Net Tangible Asset Value *(in millions of euros)*	13,394.7	12,744.3	2.7
EPRA Net Initial Yield	3.0%	2.9% [1]	2.9.3
EPRA "Topped-up" Net Initial Yield	3.2%	3.2% [1]	2.9.3
EPRA Vacancy Rate	7.4%	9.6%	2.9.4
EPRA Cost Ratio *(including direct vacancy costs)*	23.8%	22.9%	2.9.5
EPRA Cost Ratio *(excluding direct vacancy costs)*	21.5%	20.9%	2.9.5
EPRA Property related capex *(in millions of euros)*	134	126	2.9.6

(1) At December 31, 2021.

2.9.1 — EPRA recurrent net income

The table below indicates the transition between the recurrent net income disclosed by Gecina and the EPRA recurrent net income:

In thousands of euros	06/30/2022	06/30/2021
Recurrent net income (Group share)[1]	**201,195**	**202,422**
IFRIC 21	(10,219)	(11,257)
Depreciation and amortization, net impairment and provisions	(5,135)	(6,238)
EPRA RECURRENT NET INCOME (A)	**185,841**	**184,928**
Weighted average number of shares before dilution (B)	73,752,206	73,667,786
EPRA RECURRENT NET INCOME PER SHARE (A/B)	**€2.52**	**€2.51**

(1) EBITDA excluding IFRIC 21 after deducting net financial expenses, recurrent tax, minority interests, including income from equity-accounted investments and restated for certain non-recurring items.

2.9.2 — Net Asset Value

The calculation for the Net Asset Value is explained in section 2.7 "Net Asset Value."

In euros per share	06/30/2022	06/30/2021
EPRA NAV NRV	€198.9	€189.6
EPRA NAV NTA	**€181.2**	**€172.6**
EPRA NAV NDV	€187.9	€167.5
Diluted EPRA NAV	€183.8	€175.3
Diluted EPRA NNNAV	€192.2	€171.9

2.9.3 — EPRA net initial yield and EPRA "Topped-up" net initial yield

The table below indicates the transition between the yield rate disclosed by Gecina and the yield rates defined by EPRA:

In %	06/30/2022	12/31/2021
GECINA NET CAPITALIZATION RATE[1]	**3.8%**	**3.8%**
Impact of estimated costs and duties	-0.2%	-0.2%
Impact of changes in scope	0.0%	0.0%
Impact of rent adjustments	-0.6%	-0.6%
EPRA NET INITIAL YIELD[2]	**3.0%**	**2.9%**
Exclusion of lease incentives	0.2%	0.3%
EPRA TOPPED-UP NET INITIAL YIELD[3]	**3.2%**	**3.2%**

(1) Like-for-like June 2022.
(2) The EPRA net initial yield rate is defined as the annualized contractual rent, net of property operating expenses, after deducting lease incentives, divided by the portfolio value including duties.
(3) The EPRA topped-up net initial yield rate is defined as the annualized contractual rent, net of property operating expenses, excluding lease incentives, divided by the portfolio value including duties.

EPRA net initial yield and EPRA "Topped-up" net initial yield *In millions of euros*		Offices	Traditional residential	Student residences	Total H1 2022
Investment properties		16,499	3,608	391	20,498 [4]
Adjustment of assets under development and land reserves		2,128	214	19	2,361
Value of the property portfolio in operation excluding duties		14,372	3,394	371	18,137
Transfer duties		915	235	20	1,170
Value of the property portfolio in operation including duties	***B***	***15,287***	***3,629***	***391***	***19,307***
Gross annualized rents		489	106	20	616
Non recoverable property charges		15	18	4	36
Annualized net rents	***A***	***475***	***88***	***17***	***580***
Rents at the expiration of the lease incentives or other rent discount		39	0	1	40
"Topped-up" annualized net rents[3]	***C***	***514***	***89***	***18***	***620***
EPRA NET INITIAL YIELD	**A/B**	**3.1%**	**2.4%**	**4.2%**	**3.0%**
EPRA "TOPPED UP" NET INITIAL YIELD	**C/B**	**3.4%**	**2.4%**	**4.5%**	**3.2%**

(3) The EPRA topped-up net initial yield rate is defined as the annualized contractual rent, net of property operating expenses, excluding lease incentives, divided by the portfolio value including duties.
(4) Excluding finance lease and hotel.

2

2.9.4 — EPRA vacancy rate

In %	06/30/2022	06/30/2021
Offices	6.8%	9.5%
Traditional residential	4.6%	4.0%
Student residences	30.4%	39.4%
GROUP TOTAL	**7.4%**	**9.6%**

EPRA vacancy rate corresponds to the vacancy rate "spot" at period-end. It is calculated as the ratio between the estimated market rental value of vacant spaces and potential rents for the operating property portfolio.

The financial occupancy rate reported in other parts of this document corresponds to the average financial occupancy rate of the operating property portfolio.

EPRA vacancy rate does not include leases signed with a future effect date.

	Market rental value of vacant units *(in millions of euros)*	Potential rents *(in millions of euros)*	EPRA vacancy rate at end June 2022 *(in %)*
Offices	35	521	6.8%
Traditional residential	5	107	4.6%
Student residences	8	25	30.4%
EPRA VACANCY RATE	**48**	**653**	**7.4%**

2.9.5 — EPRA cost ratios

In thousands of euros / as a %	06/30/2022	06/30/2021
Property expenses (1) (2)	(114,733)	(113,248)
Overheads(1) (2)	(39,065)	(37,749)
Depreciation and amortization, net impairment and provisions(3)	(5,135)	(6,238)
Recharges to tenants	84,351	82,775
Rental expenses charged to tenants in gross rent	0	0
Other income/income covering overheads	1,271	3,148
Share in costs of associates	(136)	(143)
Ground rent	0	0
EPRA COSTS (INCLUDING VACANCY COSTS) (A)	**(73,446)**	**(71,455)**
Vacancy costs	7,124	6,196
EPRA COSTS (EXCLUDING VACANCY COSTS) (B)	**(66,322)**	**(65,259)**
Gross rental income less ground rent	308,193	311,447
Rental expenses charged to tenants in gross rent	0	0
Share in rental income from associates	906	780
GROSS RENTAL INCOME (C)	**309,099**	**312,227**
EPRA COST RATIO (INCLUDING VACANCY COSTS) (A/C)	**23.8%**	**22.9%**
EPRA COST RATIO (EXCLUDING VACANCY COSTS) (B/C)	**21.5%**	**20.9%**

(1) Marketing costs, eviction allowances, and time spent by the operational teams directly attributable to marketing, development or disposals are capitalized or reclassified as a result of a disposal of €5.7 million in 2022 and €5.1 million in 2021 (for further details, see Notes 5.5.3.1.1, 5.5.5.1.2 and 5.5.6.5 to the Consolidated financial statements).
(2) Excluding IFRIC 21.
(3) Excluding impairment of assets recognized at historical cost.

2.9.6 — Capital expenditure

	06/30/2022			06/30/2021		
In millions of euros	Group	Joint-ventures	Total	Group	Joint-ventures	Total
Acquisitions[1]	0	N/A	0	0	N/A	0
Pipeline[2]	92	N/A	92	88	N/A	88
Of which capitalized interests	3	N/A	3	2	N/A	2
Maintenance capex[3]	42	N/A	42	38	N/A	38
Incremental lettable space	0	N/A	0	0	N/A	0
No incremental lettable space	37	N/A	37	34	N/A	34
Tenant incentives	5	N/A	5	4	N/A	4
Other expenses	0	N/A	0	0	N/A	0
Capitalized interest	0	N/A	0	0	N/A	0
TOTAL CAPEX	**134**	**N/A**	**134**	**126**	**N/A**	**126**
Conversion from accrual to cash basis	-11	N/A	-11	0	N/A	0
TOTAL CAPEX ON CASH BASIS	**123**	**N/A**	**123**	**125**	**N/A**	**125**

(1) See section 2.4.
(2) See section 2.4.
(3) Capex corresponding to (i) renovation work on apartments or private commercial surface areas to capture rental reversion, (ii) work on communal areas, (iii) lessees' work.

Risks

3.

Risk management is integrated in the company's decision making and operational processes. Risk management is a dynamic process that is defined and implemented under the responsibility of Executive Management. This process provides an objective and global view of potential risks and opportunities for the Group, in order to evaluate them and thus support the Group's decisions.

3.1 — Updated as at June 30, 2022

Every year, Gecina identifies and rates those risks whose occurrence could have a material impact on the Group's business, financial situation or results.

The report of this activity is presented to the Audit and Risk Committee and during the Board of Directors' meeting.

The risks have been updated as part of this document in addition to the reporting of annual activity.

In particular, the updates concern the effects of the war in Ukraine, of the increase of interest rates, of supply difficulties and prices surges on certain raw materials, and their impacts for Gecina.

3.1.1 — Updating principal risk factors

At the date of this document, the priority risks as indicated in the 2021 Universal Registration Document remain unchanged, with the exception of Risk No. 1 – Financing risks, Risk No. 2 - Commercial real estate markets risk, and Risk No. 5 – Development/construction operations risk.

3.1.1.1 No. 1 – Financing risks: debt, green bonds and new financing programs

Description of the risk

The financial debt of Gecina is sensitive to both interest rates and market liquidity, i.e. the cost of financing, as well as to the abundance or shortage of financing solutions.

With regard to interest rates, a rise in rates would lead to an increase in the cost of financing for Gecina, either due to the rising cost of existing debt – a risk managed by the hedges in place – or in the case of a need for new financing.

With regard to liquidity, the challenge is to have sufficient flexibility to adapt the volume of debt to the pace of acquisitions and disposals, cover the refinancing of short-term maturities, allow refinancing transactions under optimal conditions, meet the criteria of the credit rating agencies and finance the Group's investment projects.

Other risks related to the green nature of Gecina bond debt (Green Bonds) and to the European taxonomy are unchanged from December 31, 2021.

Size and structure of debt

The debt structure of Gecina is detailed in Section 2.6.1 of this document.

At June 30, 2022, Gecina's gross nominal debt consisted of:

- €5,675 million in long-term Green Bonds issued under the EMTN (Euro Medium-Term Notes) program;
- €1,398 million in Negotiable European Commercial Paper (NEU CP) covered by confirmed medium- and long-term credit lines.

Debt maturity breakdown

Gecina's debt maturity breakdown is detailed in Section 2.6.3 of this document. As at June 30, 2022, the average maturity of Gecina's debt (€7.1 billion), after allocation of unused credit lines and cash, was 7.7 years.

Liquidity

As at June 30, 2022, Gecina had €4,709 million in available liquidity, of which €4,585 million in unused credit lines and €124 million in cash, easily covering all credit maturities for the next two years (€1,873 million).

The liquidity that Gecina has available is set out in Chapter 2.6.2 of this document.

Average cost of debt

The average cost of Gecina's debt is detailed in Section 2.6.4 of this document.

The average cost of total debt was stable as at June 30, 2022, compared to December 31, 2021, at 1.2%.

The cost of debt benefits from the Group's financial structure, including its ratings A- by Standard & Poor's and A3 by Moody's, high level of liquidity, long average maturity and ability to anticipate short-term refinancing challenges, and from its extensive and long hedging strate

The average cost of drawn debt was 0.9% as at June 30, 2022, stable compared to 2021.

Banking covenants

The key financial ratios provided for in Gecina's credit agreements are detailed in Section 2.6.7 of this document. The situation as at June 30, 2022 on the main reporting standards is as follows:

	Benchmark standard	Balance as at 06/30/2022
LTV – Net financial debt/revalued block value of property holding (excluding duties)	Maximum 55%/60%	33.8%
ICR – EBITDA/net financial expenses	Minimum 2.0 x	5.5x
Outstanding secured debt/revalued block value of property holding (excluding duties)	Maximum 25%	0.0%
Revalued block value of property holding (excluding duties), in billion euros	Minimum 6.0/8.0	20.6

Principal risk control processes

Gecina's interest rate risk management policy is aimed at hedging the company's exposure to interest rate risk. To do so, Gecina uses fixed-rate debt and derivative products (mainly swaps and caps) in order to limit the impact of interest rate changes on the Group's results and to keep the cost of debt under control.

- A management framework is presented and validated by the Company's Audit and Risk Committee. This management framework defines in particular the management horizons, a percentage of coverage required on the time horizons, new hedging targets and the derivatives enabling such management (mostly caps, floors and swaps).
- As at June 30, 2022, the average duration of the firm hedge portfolio stood at 7.2 years.
- Based on the level of projected debt volume, the hedging ratio will average 75% until the end of 2028.
- Gecina's anticipated net nominal debt in the second half of 2022 is hedged up to 90% against interest rate rises (depending on observed Euribor rate levels, due to caps).
- Based on the existing hedge portfolio and taking into account contractual conditions and existing debt at June 30, 2022, a 50 basis point increase in the interest rate curve compared with the curve at said date would generate an additional financial expense of €2 million in 2022. A 50 basis point fall in the interest rate curve would result in a reduction in financial expenses in 2022 of €3 million.

Risk trend as at June 30, 2022: upward

The eurozone saw inflation reach 5.8% at the end of June 2022 due to last year's robust economic recovery, the improved healthcare situation, and the war in Ukraine and their resulting surge in the price of energy and certain raw materials, . This led the ECB, which at the end of last year deemed inflation to be temporary, to announce that it will raise its rates.

Gecina is able to control the risk related to this rate rise thanks to its significant use of hedging, with an average of 75% until the end of 2028, its considerable liquidity, and the absence of any short-term refinancing needs.

However, given the current context, the net risk has been assessed as rising.

3.1.1.2 No. 2 – Commercial real estate market risk: asset value, liquidity and rent level

Description of the risk

Holding real estate assets for rent exposes the Group to the risk of fluctuation of the value of real estate assets and rent levels in the real estate market that impact asset liquidity.

The Group's property portfolio is mainly made up of commercial assets (offices and retail). The fair value of these assets forms the basis of the key indicators used for assessing Gecina's performance or financial position, including Net Tangible Assets (NTA) or the loan-to-value (LTV) ratio.

Assessing the fair value of a property asset is a complex exercise in assessing the value of an asset at market price, the main parameters of which are capitalization rates and market rental values, as well as the residual term of current leases.

The market rental values or rent levels depend on market level in the areas where Gecina's assets are located. The capitalization rate is a key factor in calculating the appraisal value of assets held by Gecina. It is determined by the rate deemed risk-free and the premiums valuing the risk associated with the real estate investment concerned.

An unfavorable situation on the real estate market could have a negative impact on the valuation of Gecina's property portfolio and its operating income. All other things being equal, a downturn in the real estate market, resulting in an increase of 50 basis points (+0.5%) in capitalization rates, could result in a decrease of approximately 11.1% in the appraised value of Gecina's property portfolio (on the assumption that such a downturn would affect all the different segments of Gecina's real estate business) representing around €2,270 million based on the block valuation of the assets at June 30, 2022, and would also have an unfavorable impact on Gecina's consolidated earnings

The sensitivity of asset valuation to the change in capitalization rate is set out in Sections 2.5 and 5.5.6.8 of this document.

Principal risk control processes

The risk on market rental values and the valuation of assets is controlled mainly by two factors.

Portfolio management and asset location

At the strategic level, property portfolio turnover further strengthened the Group's specialization in central areas less exposed to risks of vacancy, downturns in the rental market and falls in value. Indeed, as regards Gecina's Office portfolio (80% of the Group's consolidated portfolio), 84% of it is located in the central locations of the Paris Region. With an overall market vacancy rate in Paris CBD of 2.8% at the end of June 2022 according to BNP Real Estate, as well as low future supply since it is highly constrained in the heart of Paris, the risk of oversupply is very limited.

The breakdown by zone is outlined in Section 2.5 of this document.

Management of the residual term of current leases

The Group's sensitivity to changes in market rental values is mitigated by the operation of three-year leases, for which indexed rent levels are determined at the time of signing.

Minimum future rents receivable until the next possible termination date under the operating leases of commercial properties are set out in Section 5.5.6.1 of this document.

The volume of three-year leases, as well as the end of the lease contracts, is provided in Section 2.1.3 of this document.

The fixed average residual term of current leases was 3.9 years as at June 30, 2022, this reduces the immediate impact on Gecina of a potential fall in rental values.

Risk trend as at June 30, 2022: upward

The ECB, which at the end of last year deemed inflation to be temporary, has announced that it will raise its rates in line with other major central banks around the world. This increase in rates may cause capitalization rates to rise depending on changes in the risk premium associated with real estate investments.

As a result, this risk has been assessed as rising.

3.1.1.3 No. 5 – Risk associated with development/ construction operations

Description of the risk

Development, renovation and construction operations risks are unchanged from December 31, 2021, with the exception of the risk related to supply difficulties and the increased cost of certain materials that may affect future projects.

Principal risk control processes

Gecina's Investment and Development Department implements a set of skills, processes and control systems on development projects to ensure:

- the best match between the project and the needs of the market;
- compliance with budget and deadlines, taking into account tensions on certain supplies;
- compliance with specifications;
- compliance with regulatory obligations and administrative authorizations obtained;
- compliance with health and safety obligations.

In addition to internal skills, the selection of reputable players for the project team and the choice of large construction companies help to mitigate risk.

With regard to cost control and procurement, work contracts for development projects are awarded on a general contracting basis to leading companies (Eiffage, Bouygues, Vinci, etc.).

Furthermore, internal committees ensure that development operations are monitored at the highest level and that we can react quickly to any alert.

Risk trend as at June 30, 2022: upward

Execution of projects in the development pipeline is ongoing, and with regard to tensions surrounding costs and lead times for certain materials, current contracts are secure having been entered into at firm, final and non-revisable prices with leading companies that are large enough to be able to influence the supply chain.

The current tensions complicate negotiations on potential future developments, for which studies will be adapted if necessary in order to control risks.

In view of these factors, the net risk has been assessed as rising.

Governance

4.

4.1 — Board of Directors and its Committees

The Board of Directors is chaired by Mr. Jérôme Brunel, appointed by the Board on April 23, 2020.

Ms. Gabrielle Gauthey was reappointed as Director at the General Meeting of April 21, 2022.

In addition, the shareholders appointed Ms. Carole Le Gall and Mr. Jacques Stern as Directors for four-year terms, i.e. until the end of the Annual General Meeting convened to approve the financial statements for the financial year ending December 31, 2025.

Due to these appointments, Ms. Carole Le Gall and Mr. Jacques Stern ceased their duties as Observers.

Moreover, the terms of office of the Directors Ms. Méka Brunel, Mr. Bernard Carayon and Mr. Jacques-Yves Nicol expired at the end of the General Meeting of April 21, 2022 and were not renewed.

As a result, the Board of Directors is now made up of 10 members, 70% of whom are independent Directors (in accordance with the independence criteria of the AFEP-MEDEF Code) and 50% of whom are women.

After the General Meeting, and on the recommendation of the Governance, Appointment and Compensation Committee, the Board of Directors decided to review the composition of the various committees in light of the changes to its own composition.

4.1.1 — Board of Directors

As at June 30, 2022, the Gecina Board of Directors is made up of the following 10 members, 70% of whom are independent Directors and 50% of whom are women:

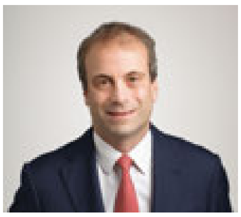
Jérôme Brunel
Chairman of the Board of Directors
Independent Director

Laurence Danon Arnaud
Independent Director

Dominique Dudan
Independent Director

Gabrielle Gauthey
Independent Director

Claude Gendron
Director



Karim Habra
Permanent representative of Ivanhoé Cambridge Inc.
Director

Matthieu Lance
Permanent representative of Predica
Director

Carole Le Gall
Independent Director

Inès Reinmann Toper
Independent Director

Jacques Stern
Independent Director

5
Board of Directors' Committees

♀ 50% – ♂ 50%
Gender parity

70%
independent Directors

During the first half of 2022, the following changes were made to the composition of the Board of Directors and its Committees:

	Departure	Appointment	Renewal
Board of Directors	◆ Ms. Méka Brunel ◆ Mr. Bernard Carayon ◆ Mr. Jacques-Yves Nicol	◆ Ms. Carole Le Gall ◆ Mr. Jacques Stern	◆ Ms. Gabrielle Gauthey
Strategic and Investment Committee	◆ Ms. Méka Brunel	◆ Mr. Jacques Stern	X
Audit and Risk Committee	◆ Ms. Dominique Dudan	◆ Mr. Jacques Stern	◆ Ms. Gabrielle Gauthey
Governance, Appointment and Compensation Committee	X	X	◆ Ms. Gabrielle Gauthey
Compliance and Ethics Committee	◆ Mr. Jacques-Yves Nicol ◆ Mr. Bernard Carayon	◆ Ms. Dominique Dudan ◆ Ms. Carole Le Gall	X
CSR Committee	◆ Mr. Bernard Carayon ◆ Mr. Jacques-Yves Nicol ◆ Mr. Jérôme Brunel	◆ Ms. Gabrielle Gauthey ◆ Ms. Carole Le Gall[1]	X

(1) Ms. Carole Le Gall was previously an Observer on the CSR Committee.

It should be noted that, since the total number of employees of the Company and its subsidiaries is lower than the thresholds fixed by article L. 225-27-1 of the French Commercial Code, there is no Director representing employees on the Board of Directors. However, in accordance with article L. 2312-72 of the French Labor Code, members of the Social and Economic Committee attend Board of Directors' meetings in an advisory capacity.

4.1.2 — Board of Directors' Committees

After the Annual General Meeting of April 21, 2022, the Board of Directors changed the composition of all its Committees apart from the Governance, Appointment and Compensation Committee. It should be noted that no executive corporate officers are members of these Committees. The Committees are now comprised as detailed below.

Committees	Composition as at June 30, 2022	Comments
Strategic and Investment Committee	**4 members, 2 of whom are independent** ◆ Ivanhoé Cambridge Inc., represented by Mr. Karim Habra, Chairman of the Committee ◆ Mr. Jérôme Brunel(1) ◆ Predica, represented by Mr. Matthieu Lance ◆ Mr. Jacques Stern(1)	◆ The Board of Directors' Meeting of April 21, 2022, held after the Annual General Meeting of the same day, decided to appoint Mr. Jacques Stern as a member of this Committee.
Audit and Risk Committee	**6 members, 4 of whom are independent** ◆ Mr. Jacques Stern(1), Chairman of the Committee ◆ Ms. Laurence Danon Arnaud(1) ◆ Ms. Gabrielle Gauthey(1) ◆ Mr. Claude Gendron ◆ Predica, represented by Mr. Matthieu Lance ◆ Ms. Inès Reinmann Toper(1)	◆ The Board of Directors' Meeting of April 21, 2022, held after the Annual General Meeting of the same day, decided to appoint Mr. Jacques Stern as Chairman and a member of this Committee. ◆ Ms. Gabrielle Gauthey is still a member of this Committee. ◆ Ms. Dominique Dudan is no longer a member of this Committee.
Governance, Appointment and Compensation Committee	**3 members, 2 of whom are independent** ◆ Ms. Dominique Dudan(1), Chairwoman of the Committee ◆ Ms. Gabrielle Gauthey(1) ◆ Mr. Claude Gendron	◆ The Board of Directors' Meeting of April 21, 2022, held after the Annual General Meeting of the same day, decided to maintain the composition of this Committee as described here.
Compliance and Ethics Committee	**3 members, all of whom are independent** ◆ Ms. Inès Reinmann Toper(1), Chairwoman of the Committee ◆ Ms. Dominique Dudan(1) ◆ Ms. Carole Le Gall(1)	◆ The Board of Directors' Meeting of April 21, 2022, held after the Annual General Meeting of the same day, decided to appoint Ms. Inès Reinmann Toper as Chairwoman of this Committee. It also decided to appoint Ms. Dominique Dudan and Ms. Carole Le Gall as members of this Committee.
Corporate Social Responsibility Committee	**3 members, all of whom are independent** ◆ Ms. Gabrielle Gauthey(1), Chairwoman of the Committee ◆ Ms. Laurence Danon Arnaud(1) ◆ Ms. Carole Le Gall(1)	◆ The Board of Directors' Meeting of April 21, 2022, held after the Annual General Meeting of the same day, decided to appoint Ms. Gabrielle Gauthey as Chairwoman and a member of this Committee. It also appointed Ms. Carole Le Gall, who had previously attended this Committee as an Observer, as a member. ◆ Mr. Jérôme Brunel is no longer a member of this Committee.

(1) Independent Director.

4.2 — Executive Management

The Executive Management is represented by **Mr. Beñat Ortega**

At its meeting of December 10, 2021, the Board of Directors decided, on the recommendation of its Governance, Appointment and Compensation Committee, to appoint Mr. Beñat Ortega as Chief Executive Officer, with effect from April 21, 2022, to replace Ms. Méka Brunel, Director and Chief Executive Officer, whose term of office expired at the end of the Annual General Meeting of April 21, 2022.

Consolidated statement

5.

5.1 — Consolidated statement of financial position

5.1.1 — Assets

In thousand euros	Note	06/30/2022	12/31/2021	06/30/2021[1]
Non-current assets		**20,612,637**	**20,039,807**	**19,479,726**
Investment properties	5.5.5.1	18,289,107	17,983,515	17,586,738
Buildings under reconstruction	5.5.5.1	1,644,136	1,545,005	1,397,720
Operating properties	5.5.5.1	78,486	78,854	80,890
Other property, plant and equipment	5.5.5.1	9,230	10,423	10,300
Goodwill	5.5.5.1.4	183,218	184,663	189,428
Other intangible assets	5.5.5.1	11,149	10,613	9,687
Financial receivables on finance leases	5.5.5.1	57,930	68,051	94,146
Other financial fixed assets	5.5.5.2	52,072	47,839	29,826
Equity-accounted investments	5.5.5.3	114,476	57,670	56,150
Non-current financial instruments	5.5.5.12.2	171,164	51,508	22,941
Deferred tax assets	5.5.5.4	1,667	1,667	1,900
Current assets		**514,903**	**399,219**	**1,439,144**
Properties for sale	5.5.5.5	208,156	209,798	618,691
Inventories	5.5.5.6	0	0	3,700
Trade receivables	5.5.5.7	60,973	43,985	77,790
Other receivables	5.5.5.8	99,963	113,022	133,299
Prepaid expenses	5.5.5.9	19,975	17,312	20,906
Current financial instruments	5.5.5.12.2	1,675	0	0
Cash	5.5.5.10	124,160	15,102	584,758
TOTAL ASSETS		**21,127,540**	**20,439,026**	**20,918,870**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.1.2 — Equity and liabilities

In thousand euros	Note	06/30/2022	12/31/2021	06/30/2021[1]
Shareholders' equity	**5.5.5.11**	**13,161,060**	**12,983,197**	**12,503,822**
Capital		574,296	574,296	573,950
Additional paid-in capital		3,300,011	3,300,011	3,295,475
Consolidated reserves attributable to owners of the parent company		8,698,851	8,232,731	8,225,138
Consolidated net income attributable to owners of the parent company		562,836	849,292	383,198
Shareholders' equity attributable to owners of the parent company		**13,135,994**	**12,956,330**	**12,477,760**
Non-controlling interests		25,065	26,867	26,062
Non-current liabilities		**5,552,572**	**5,324,733**	**5,378,702**
Non-current financial debt	5.5.5.12.1	5,288,788	5,169,184	5,224,318
Non-current lease obligations	5.5.5.13	50,286	50,568	50,493
Non-current financial instruments	5.5.5.12.2	113,789	4,673	2,342
Deferred tax liabilities	5.5.5.4	0	0	32
Non-current provisions	5.5.5.14	99,709	100,309	101,516
Current liabilities		**2,413,908**	**2,131,096**	**3,036,346**
Current financial debt	5.5.5.12.1	1,798,646	1,743,828	2,453,098
Current financial instruments	5.5.5.12.2	0	4	338
Security deposits		84,871	78,438	74,239
Trade payables	5.5.5.15	172,334	188,401	152,078
Current tax and employee-related liabilities	5.5.5.16	89,435	48,635	99,238
Other current liabilities	5.5.5.17	268,621	71,790	257,355
TOTAL LIABILITIES AND EQUITY		**21,127,540**	**20,439,026**	**20,918,870**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

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5.2 — Consolidated statement of comprehensive income

In thousand euros	Note	06/30/2022	06/30/2021[1]
Gross rental income	**5.5.6.1**	**308,193**	**311,447**
Property expenses	5.5.6.2	(124,414)	(123,931)
Recharges to tenants	5.5.6.2	84,351	82,775
Net rental income		**268,130**	**270,292**
Current operating income on finance lease transactions	**5.5.6.3**	**1,026**	**1,234**
Current operating income on the hotel activity	**5.5.6.3**	**387**	**(666)**
Services and other income (net)	5.5.6.4	1,271	3,148
Overheads	5.5.6.5	(39,602)	(38,235)
EBITDA		**231,211**	**235,773**
Real estate margin	5.5.6.6	0	(120)
Gains or losses on disposals	5.5.6.7	4,940	491
Change in value of properties	5.5.6.8	362,903	187,526
Depreciation and amortization		(4,807)	(5,053)
Net impairments and provisions		(860)	(1,943)
Operating income		**593,387**	**416,674**
Net financial expenses	5.5.6.9	(42,023)	(43,272)
Financial impairment		266	0
Change in value of financial instruments	5.5.6.10	12,124	7,606
Net income from equity-accounted investments	5.5.5.3	(121)	3,080
Pre-tax income		**563,634**	**384,087**
Taxes	5.5.6.11	(1,558)	(371)
Consolidated net income		**562,075**	**383,716**
Of which consolidated net income attributable to non-controlling interests		(761)	518
OF WHICH CONSOLIDATED NET INCOME LINKED TO OWNERS OF THE PARENT COMPANY		**562,836**	**383,198**
Consolidated net earnings per share	5.5.6.12	€7.63	€5.20
Consolidated diluted net earnings per share	5.5.6.12	€7.61	€5.19

In thousand euros	06/30/2022	06/30/2021[1]
Consolidated net income	**562,075**	**383,716**
Items not to be recycled in the net income	**7,365**	**5,902**
Revaluation of net defined benefit liability (asset)	1,992	573
Change in value of non-consolidated interests	5,373	5,329
Items to be recycled in the net income	**14**	**61**
Currency translation differentials	14	61
Comprehensive income	**569,454**	**389,680**
Of which comprehensive income attributable to non-controlling interests	(761)	518
OF WHICH COMPREHENSIVE INCOME LINKED TO OWNERS OF THE PARENT COMPANY	**570,215**	**389,162**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.3 — Statement of changes in consolidated equity

In thousand euros (except for number of shares)	Number of shares	Share capital	Additional paid-in capital and consolidated reserves	Shareholders' equity attributable to owners of the parent company	Shareholders' equity attributable to non-controlling interests	Total shareholders' equity
Shareholders' equity at December 31,2020- published	**76,526,604**	**573,950**	**11,900,375**	**12,474,325**	**26,576**	**12,500,901**
Change of accounting metod relating to IAS 19 [(1)]			2,672	2,672		2,672
Shareholders' equity at December 31,2020- restated	**76,526,604**	**573,950**	**11,903,047**	**12,476,997**	**26,576**	**12,503,573**
Dividends paid			(390,439)	(390,439)	(1,032)	(391,471)
Impact of share-bases payments			4,094	4,094		4,094
Group capital increase	46,246	347	4,571	4,918		4,918
Transactions on treasury shares			12	12		12
Consolidated net Income			**849,292**	**849,292**	**1,323**	**850,616**
Revaluation of net defined benefit liability (asset)			266	266		266
Change in value of non-consolidated interests			11,218	11,218		11,218
Gain (losses) from translation différentials			(28)	(28)		(28)
Comprehensive Income			**860,748**	**860,748**	**1,323**	**862,071**
Shareholder's equity at December 31,2021	**76,572,850**	**574,296**	**12,382,033**	**12,956,330**	**26,867**	**12,983,197**
Dividends paid			(195,375)	(195,375)	(1,041)	(196,415)
Amounts owed to shareholders			(195,462)	(195,462)		(195,462)
Impact of share-bases payments			1,725	1,725		1,725
Transactions on treasury shares			(1,440)	(1,440)		(1,440)
Consolidated net Income			**562,836**	**562,836**	**(761)**	**562,075**
Revaluation of net defined benefit liability (asset)			1,992	1,992		1,992
Change in value of non-consolidated interests			5,373	5,373		5,373
Gain (losses) from translation différentials			14	14		14
Comprehensive Income			**570,215**	**570,215**	**(761)**	**569,454**
SHAREHOLDERS' EQUITY AT JUNE 30, 2022	**76,572,850**	**574,296**	**12,561,698**	**13,135,994**	**25,065**	**13,161,060**

(1) The financial statements at December 31, 2020 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.4 — Consolidated statement of cash flows

In thousand euros	Note	06/30/2022	12/31/2021	06/30/2021(1)
Consolidated net income (including non-controlling interests)		**562,075**	**850,616**	**383,716**
Net income from equity-accounted investments		121	(4,600)	(3,080)
Net depreciation and amortization, impairments and provisions		5,667	11,793	6,996
Change in value, premium and bond redemption costs	5.5.7.1	(375,027)	(440,129)	(195,132)
Calculated charges and income from performance shares	5.5.6.5	1,725	4,094	2,040
Tax expenses (including deferred tax)	5.5.6.11	1,558	1,846	371
Capital gains and losses on disposals	5.5.6.6, 5.5.6.7	(4,940)	(25,022)	(370)
Other calculated income and expenses		6,370	(7,537)	(7,756)
Net financial expenses	5.5.6.9	42,023	81,857	43,272
Net cash flow before cost of net debt and tax		**239,572**	**472,917**	**230,057**
Tax paid		13,642	(8,728)	(7,011)
Change in operating working capital requirements	5.5.7.2	3,240	17,495	9,431
Net cash flow from operating activities (A)		**256,454**	**481,684**	**232,477**
Acquisitions of property, plant and equipment and intangible assets	5.5.5.1.2	(137,589)	(360,656)	(128,984)
Disposals of property, plant and equipment and intangible assets	5.5.7.3	103,848	506,338	99,975
Acquisitions of financial fixed assets (non-consolidated interests)		(58,206)	(24,095)	(7,497)
Dividends received (equity-accounted investments, non-consolidated securities)		1,074	1,316	1,316
Changes in granted loans and credit lines		(33)	12	124
Other cash flows from investing activities		6,169	24,993	4,410
Change in working capital requirement relating to investing activities	5.5.7.4	3,684	45,993	(3,960)
Net cash flow from investing activities (B)		**(81,053)**	**193,901**	**(34,616)**
Proceeds from capital increase received from shareholders		0	4,918	0
Purchases and sales of treasury shares		(1,440)	12	0
Dividends paid to shareholders of the parent company	5.5.7.5	(195,719)	(390,308)	(195,154)
Dividends paid to non-controlling interests		(1,041)	(1,032)	(1,032)
New loans	5.5.7.6	2,478,651	3,487,234	3,180,366
Repayments of loans	5.5.7.6	(2,268,053)	(3,791,287)	(2,687,308)
Net interest paid		(78,481)	(92,846)	(83,465)
Other cash flows from financing activities	5.5.7.7	(262)	(51,296)	(632)
Net cash flow from financing activities (C)		**(66,343)**	**(834,605)**	**212,774**
Net change in cash and cash equivalents (A + B + C)		**109,058**	**(159,020)**	**410,636**
Opening cash and cash equivalents	5.5.5.10	15,102	174,123	174,123
CLOSING CASH AND CASH EQUIVALENTS	**5.5.5.10**	**124,160**	**15,102**	**584,758**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.5 — Notes to the consolidated financial statements

5.5.1 — Highlights

First half of 2022

On January 18, 2022, Gecina successfully placed a new 500 million euro Green Bond issue, with a maturity of 11 years (maturing in January 2033) and a coupon of 0.875%. In line with the Group's 100% Green program, rolled out last year, this issue is based on the Green Bond format. This bond issue, placed with leading investors, highlights the market's confidence in Gecina's credit rating.

Gecina signed an off-plan lease with Eight Advisory, one of Europe's leading independent financial and operations consulting firms, for a 12-year firm period. This 7,800 sq.m lease takes the pre-letting rate for the Boétie building in Paris, at the heart of the Central Business District, up to 80%. The space will be made available to the tenant when the building is delivered at the start of 2023.

Gecina announced to have signed a firm nine-year lease for around 3,800 sq.m with a leading European hairdressing group on the asset located 96/104 avenue Charles de Gaulle in Neuilly-sur-Seine. This space was relet from July 1, 2022, the day after the previous tenant's departure. In parallel, at Horizons in Boulogne-Billancourt, where the building's top section - floors 7 to 20 – is currently being renovated, Gecina indicated that it will welcome a major French group listed on the CAC 40 from September 30, 2022. The nine-year lease covers a total of over 3,000 sq.m. This new lease represents a first transaction before the delivery of the work that is underway.

Several leases were signed in relation to the building at 157 Charles de Gaulle in Neuilly-sur-Seine (92), two of which were for a firm nine-year period with Sanofi and SPIE. This means that 85% of space in this property delivered during the first half has been let, with prime rental values in Neuilly-sur-Seine now approaching €650-€700/sq.m/year.

On April 21, 2022, Beñat Ortega took office as Chief Executive Officer following this General Meeting. He replaces Méka Brunel, whose term of office as Chief Executive Officer expired in accordance with the bylaws. Before joining Gecina, Beñat Ortega, an École Centrale Paris alumni, was the Klépierre group's Chief Operating Officer from 2016 and a member of its Executive Board from 2020.

The strength of the economic recovery and the improvement in the Covid situation, the war in Ukraine and the accompanying steeper rises in energy and certain commodity prices caused inflation to reach 5.8% at the end of June 2022 in the eurozone and also prompted the ECB to announce a rate rise. Gecina's hedging strategy, high levels of liquidity and lack of short-term refinancing needs mitigate the risk associated with this increase in rates.

5.5.2 — General principles of consolidation

5.5.2.1 Reporting standards

The consolidated financial statements of Gecina and its subsidiaries ("the Group") are prepared in accordance with IFRS as adopted by the European Union on the balance sheet date.

The effects of the decision taken by the IFRS Interpretations Committee (IFRIC) in April 2021 regarding the calculation of pension liabilities are detailed in Note 5.5.2.2.

The other official standards and interpretations applicable from 1 January 2022 do not have a material impact on the Group:

- amendments to IAS 16 (Property, Plant and Equipment – Proceeds before Intended Use), IAS 37 (Onerous contracts - costs of fulfilling contracts) and IFRS 3 (Reference to the conceptual framework);
- amendments to IAS 1 (Taxation in fair value measurement), IFRS 1 (First-time adoption of IFRSs) and IFRS 9 (Fees in the 10 per cent test for derecognition) as part of the annual Improvements to IFRSs 2018-2020 cycle.

The preparation of financial statements, in accordance with IFRS, requires the adoption of certain decisive accounting estimates. The Group is also required to exercise its judgment in the application of accounting principles. The areas with the most important issues in terms of judgment or complexity or those for which the assumptions and estimates are material in relation to the consolidated financial statements are presented in Note 5.5.3.16.

Climate change and sustainable development issues are factored in to the Group's financial statements via:

- implementation of the investment and divestment strategy;
- a sustainable financing strategy (described in notes 2.6 and 3.1.1.1);
- specific expenditure aimed at responding to environmental issues, particularly in relation to applicable regulatory provisions;
- and the way in which the Group measures its assets and liabilities.

For the most part, climate-related issues are taken into account when determining the fair value of investment properties in accordance with IAS 40 and measuring other Group assets pursuant to IAS 36 rules on impairment tests.

In particular, it was deemed that there was no indication of impairment associated with climate change and that the useful lives used thus far in impairment tests did not require revision.

Gecina applies the Code of Ethics for Listed Real Estate Investment Companies (SIIC) as established by the Fédération des Sociétés Immobilières et Foncières.

5.5.2.2 Change of accounting method

IFRIC interpretation regarding the calculation of pension liabilities

In April 2021, the IFRS Interpretations Committee specified the method to be used to calculate pension liabilities associated with defined-benefit retirement plans. As a result, when a retirement plan provides for the payment of benefits capped at a certain number of years of service, provided that the employee is in service on the date of their retirement, the IFRIC considers that the pension liability should be based only on those years of services preceding retirement in which the employee generated a right to the benefit. Previously, the commitment was spread over the entire duration of the employee's employment.

The IFRIC decision involves a change of accounting method, which must be made retrospectively. The Group published its financial statements at December 31, 2021 as if the new method had always been applied.

The impact of the change of accounting method at June 30, 2021 on the consolidated financial statements is shown below:

Impact of the change of method on the opening consolidated accounts

At June 30, 2021, the non-current provisions for employee benefit commitments are adjusted by –€2.5 million, with an effect on consolidated reserves of +€2.4 million and on consolidated net income of +€0.1 million.

In thousand euros	12/31/2020	06/30/2021
Shareholders' equity – published	**12,500,901**	**12,501,335**
Impact on consolidated reserves	2,433	2,399
Impact on consolidated net income	239	88
Shareholders' equity – restated	**12,503,573**	**12,503,822**

In thousand euros	06/30/2021
Non-current provisions – published	**104,003**
Impact on non-current provisions	(2,487)
Non-current provisions – restated	**101,516**

In thousand euros	06/30/2021
Overheads – published	**(38,323)**
Impact on salaries and benefits	88
Overheads – restated	**(38,235)**

In thousand euros	06/30/2021
Comprehensive income – published	**389,865**
Impact on overheads	88
Impact on revaluation of liabilities not recyclable in net income.	(273)
Comprehensive income – restated	**389,680**

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Details of the non-current provision for employee benefits

In thousand euros	06/30/2021 published	06/30/2021 restated
Present value of the liability	18,202	15,715
Fair value of hedging assets	(2,901)	(2,901)
Net present value of the liability	**15,301**	**12,814**

In thousand euros	06/30/2021 published	06/30/2021 restated
Net present value of the liability at beginning of period	**15,928**	**13,256**
Cost of services rendered during the year	582	500
Net interest	38	31
Actuarial differences	(45)	(45)
Expense recognized under salaries and benefits	**575**	**487**
Effects of any change or liquidation of the plan	0	0
Benefits paid (net)	(355)	(355)
Contributions paid	0	0
Actuarial differences not written to profit or loss	(847)	(573)
Net present value of the liability at end of period	**15,301**	**12,814**

5.5.2.3 Consolidation methods

All companies in which the Group holds direct or indirect control and companies in which Gecina exercises a notable influence or joint control are included in the scope of consolidation. The first group of companies are fully consolidated and the second group are consolidated using the equity method.

5.5.2.4 Scope of consolidation

At June 30, 2022, the scope of consolidation included the companies listed below:

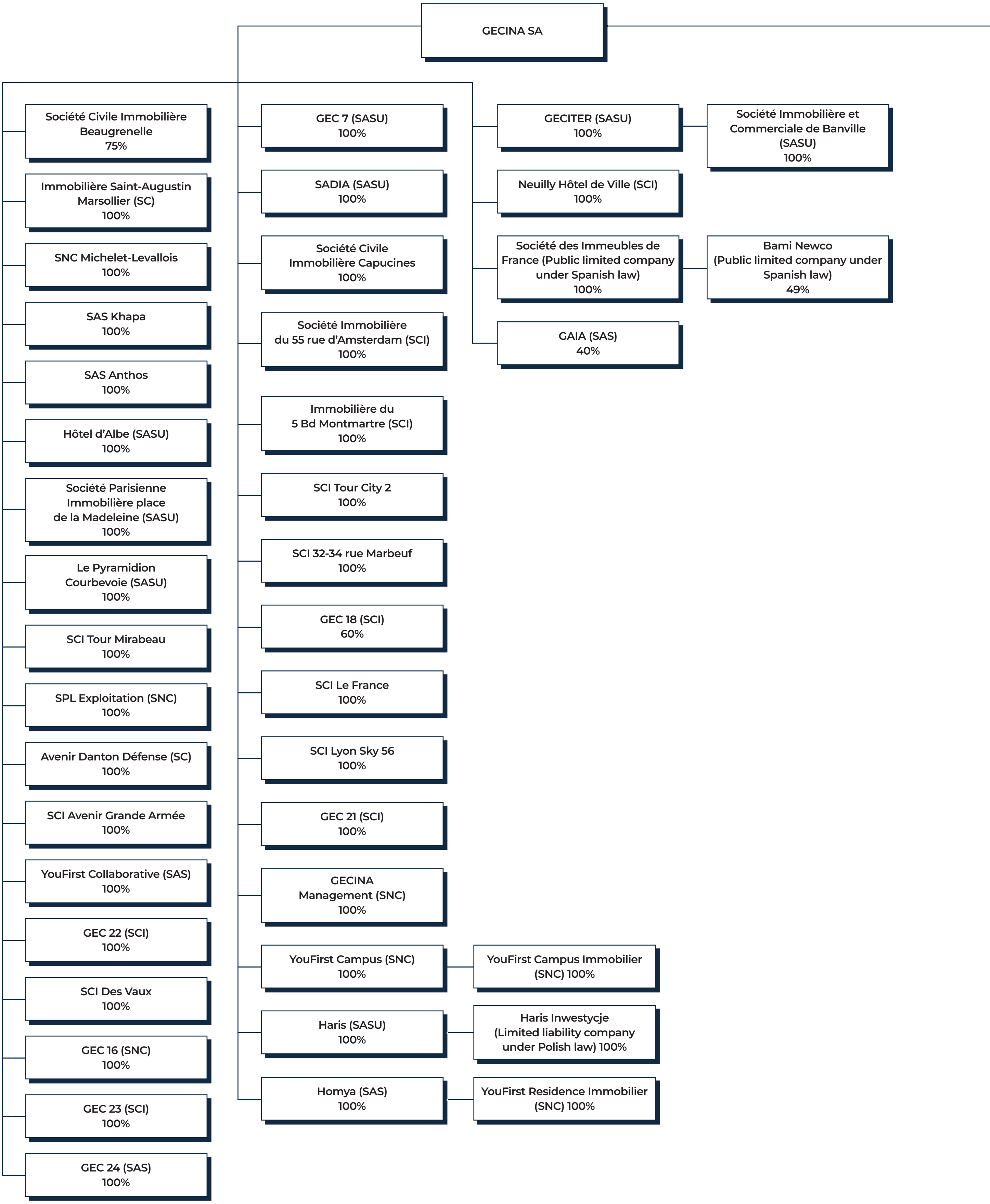
Companies	SIREN no.	06/30/2022 % interest	Consolidation method	12/31/2021 % interest	06/30/2021 % interest
Gecina	592 014 476	100.00%	Parent company	100.00%	100.00%
5, rue Montmartre	380 045 773	100.00%	FC	100.00%	100.00%
55, rue d'Amsterdam	382 482 065	100.00%	FC	100.00%	100.00%
Anthos	444 465 298	100.00%	FC	100.00%	100.00%
Beaugrenelle	307 961 490	75.00%	FC	75.00%	75.00%
YouFirst Campus	501 705 909	100.00%	FC	100.00%	100.00%
YouFirst Campus Immobilier	808 685 291	100.00%	FC	100.00%	100.00%
Capucines	332 867 001	100.00%	FC	100.00%	100.00%
GEC 16	788 912 343	100.00%	FC	100.00%	100.00%
GEC 18	799 089 982	60.00%	FC	60.00%	60.00%
GEC 21	810 066 126	100.00%	FC	100.00%	100.00%
GEC 22	812 746 188	100.00%	FC	100.00%	100.00%
GEC 23	819 358 201	100.00%	FC	100.00%	100.00%
GEC 24	851 756 502	100.00%	FC	100.00%	100.00%
GEC 7	423 101 674	100.00%	FC	100.00%	100.00%
Gecina Management	432 028 868	100.00%	FC	100.00%	100.00%
Geciter	399 311 331	100.00%	FC	100.00%	100.00%
Haris	428 583 611	100.00%	FC	100.00%	100.00%
Haris Inwestycje (Poland)		100.00%	FC	100.00%	100.00%
Homya	880 266 218	100.00%	FC	100.00%	100.00%
Khapa	444 465 017	100.00%	FC	100.00%	100.00%
Le Pyramidion Courbevoie	479 762 874	100.00%	FC	100.00%	100.00%
YouFirst Residence Immobilier	328 921 432	100.00%	FC	100.00%	100.00%
Marbeuf	751 139 163	100.00%	FC	100.00%	100.00%
Michelet-Levallois	419 355 854	100.00%	FC	100.00%	100.00%
Sadia	572 085 736	100.00%	FC	100.00%	100.00%
Saint-Augustin-Marsollier	382 515 211	100.00%	FC	100.00%	100.00%
SCI Le France	792 846 123	100.00%	FC	100.00%	100.00%
SCI Avenir Danton Défense	431 957 356	100.00%	FC	100.00%	100.00%
SCI Avenir Grande Armée	751 037 631	100.00%	FC	100.00%	100.00%
SCI Lyon Sky 56	809 671 035	100.00%	FC	100.00%	100.00%
SCI Neuilly Hôtel de Ville	785 420 746	100.00%	FC	100.00%	100.00%
Société des Immeubles de France (Spain)		100.00%	FC	100.00%	100.00%
Société Hôtel d'Albe	542 091 806	100.00%	FC	100.00%	100.00%
Société Immobilière et Commerciale de Banville	572 055 796	100.00%	FC	100.00%	100.00%
SPIPM	572 098 465	100.00%	FC	100.00%	100.00%
SPL Exploitation	751 103 961	100.00%	FC	100.00%	100.00%
Tour City 2	803 982 750	100.00%	FC	100.00%	100.00%

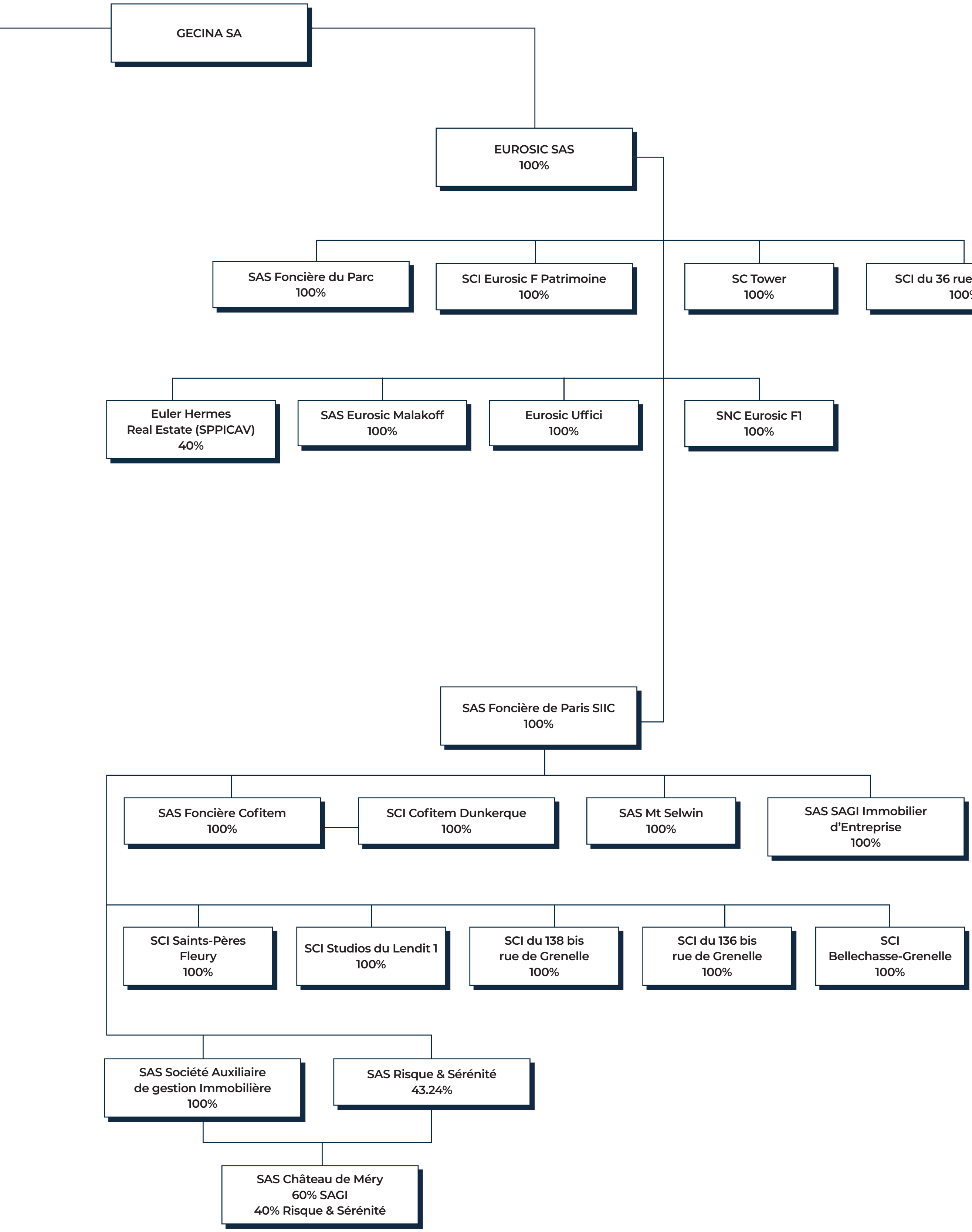
Companies	SIREN no.	06/30/2022 % interest	Consolidation method	12/31/2021 % interest	06/30/2021 % interest
Tour Mirabeau	751 102 773	100.00%	FC	100.00%	100.00%
YouFirst Collaborative	823 741 939	100.00%	FC	100.00%	100.00%
SCI Des Vaux	449 228 816	100.00%	FC	100.00%	100.00%
SAS Eurosic	307 178 871	100.00%	FC	100.00%	100.00%
SAS Eurosic Malakoff	453 385 601	100.00%	FC	100.00%	100.00%
Foncière du Parc	445 394 851	100.00%	FC	100.00%	100.00%
Tower	433 566 932	100.00%	FC	100.00%	100.00%
SCI du 36 rue de Naples	479 871 659	100.00%	FC	100.00%	100.00%
SCI Eurosic F Patrimoine	811 932 714	100.00%	FC	100.00%	100.00%
SNC Eurosic F1	810 028 506	100.00%	FC	100.00%	100.00%
Euler Hermes Real Estate	538 610 825	40.00%	EM	19.90%	19.90%
Foncière de Paris SIIC	331 250 472	100.00%	FC	100.00%	100.00%
Foncière Cofitem	411 846 033	100.00%	FC	100.00%	100.00%
MT Selwin	418 089 280	100.00%	FC	100.00%	100.00%
Risque & Sérénité	419 403 449	43.24%	EM	43.24%	43.24%
Société Auxiliaire de Gestion Immobilière	508 928 926	100.00%	FC	100.00%	100.00%
SAGI Immobilier d'entreprise	528 047 129	100.00%	FC	100.00%	100.00%
Château de Méry	479 916 298	77.30%	FC	77.30%	77.30%
SCI Saints Peres Fleury	509 110 151	100.00%	FC	100.00%	100.00%
SCI du 136 bis rue de Grenelle	493 293 823	100.00%	FC	100.00%	100.00%
SCI du 138 bis rue de Grenelle	493 293 633	100.00%	FC	100.00%	100.00%
SCI Bellechasse-Grenelle	802 446 195	100.00%	FC	100.00%	100.00%
SCI Cofitem Dunkerque	528 344 039	100.00%	FC	100.00%	100.00%
SCI Studio du Lendit 1	508 475 662	100.00%	FC	100.00%	100.00%
Eurosic UFFICI (Italy)		100.00%	FC	100.00%	100.00%
Left consolidation 2022					
SCI Cofitem Levallois	494 346 570	Merged	FC	100.00%	100.00%
Joined consolidation 2021					
Gaïa	897 700 621	40.00%	EM	40.00%	
Left consolidation 2021					
Paris Investissements OPCI	793 904 640	Merged	FC	Merged	Merged
SCI 54 Leclerc	381 619 535	Merged	FC	Merged	Merged
SCI 738 Kermen	349 816 116	Merged	FC	Merged	Merged
SCI du Port Chatou	491 025 441	Merged	FC	Merged	Merged
SCI Eurosic R4	505 215 251	Merged	FC	Merged	100.00%
Grande Halle de Gerland	538 796 772	Merged	FC	Merged	100.00%

FC: full consolidation.
EM: accounted for under the equity method.

Bami Newco (49% owned) is neither consolidated nor accounted for under the equity method since the Group has no control or significant influence over this entity (see Note 5.5.9.2.).

5.5.2.4.1 Legal organizational chart




GECINA SA
EUROSIC SAS
100%
SAS Foncière du Parc
100%
SCI Eurosic F Patrimoine
100%
SC Tower
100%
SCI du 36 rue de Naples
100%
Euler Hermes
Real Estate (SPPICAV)
40%
SAS Eurosic Malakoff
100%
Eurosic Uffici
100%
SNC Eurosic F1
100%
SAS Foncière de Paris SIIC
100%
SAS Foncière Cofitem
100%
SCI Cofitem Dunkerque
100%
SAS Mt Selwin
100%
SAS SAGI Immobilier
d'Entreprise
100%
SCI Saints-Pères
Fleury
100%
SCI Studios du Lendit 1
100%
SCI du 138 bis
rue de Grenelle
100%
SCI du 136 bis
rue de Grenelle
100%
SCI
Bellechasse-Grenelle
100%
SAS Société Auxiliaire
de gestion Immobilière
100%
SAS Risque & Sérénité
43.24%
SAS Château de Méry
60% SAGI
40% Risque & Sérénité

5

5.5.2.5 Consolidation adjustments and eliminations

5.5.2.5.1 Restatements to homogenize individual financial statements

The rules and methods applied by companies in the scope of consolidation are restated to make them consistent with those of the Group.

All the companies prepared an accounting statement as at June 30, 2022.

5.5.2.5.2 Intercompany transactions

Intercompany transactions and any profits on disposal resulting from transactions between consolidated companies are eliminated.

5.5.2.5.3 Business combinations (IFRS 3)

To determine if a transaction is a business combination placed under IFRS 3, the Group determines whether an integrated set of activities is acquired in addition to the real estate. The selected criteria may be the number of real estate assets held, the scope of the processes acquired or the autonomy of the target. In this case, acquisition cost corresponds to the fair value on the date of exchange of the contributed assets and liabilities and the equity instruments issued in exchange for the acquired entity. Goodwill is recognized as an asset in respect of the surplus of the acquisition cost over the buyer's share of the fair value of the assets and liabilities acquired net of deferred tax recognized if necessary, while an amount for negative goodwill is posted to the income statement. Costs directly attributable to the acquisition process are recognized under expenses.

Revised IFRS 3 specifies a period of twelve months starting from the acquisition date to finalize the accounting of the acquisition. Corrections to valuations made must be linked to events and circumstances existing at the date of acquisition. Goodwill is subject to an impairment test at least once a year or whenever there is an indication of loss of value.

IAS 40 "Investment property" applies to acquisitions that are not part of a business combination.

5.5.2.6 Foreign currency translation

The Group's presentation currency is the euro. Transactions conducted by subsidiaries whose functional currency is not the euro are translated at the closing exchange rate for balance sheet items and at the average exchange rate over the period of the income statement. Exchange differentials recognized in the balance sheet at the beginning of the period and on earnings for the year are recorded under other comprehensive income.

5.5.3 — Accounting methods

5.5.3.1 Property portfolio

5.5.3.1.1 Investment properties (IAS 40 and IFRS 13)

Investment properties are properties held to generate rental income and/or capital growth.

On acquisition, investment properties are recorded on the balance sheet at acquisition cost, inclusive of duties and taxes.

Investment expenses, marketing costs, eviction allowances paid to tenants, internal staff costs attributable to marketing operations and development projects, and financial expenses as detailed in IAS 23, are capitalized as part of the value of the properties.

The Group applies the fair value model to value its investment properties. The fair value of an investment property is the price that would be received from the sale of an asset in the context of a normal transaction between market participants on the valuation date. Fair value is calculated in accordance with IFRS 13 and takes into account the best use of the asset.

The Group has elected to show the block value of properties, excluding duties, taxes, and fees, in the consolidated financial statements.

Each property asset is valued separately by independent property appraisers (at June 30, 2022: CBRE Valuation, Cushman & Wakefield, Jones Lang LaSalle and Catella Valuation Advisors) who value the property portfolio of the Group from the point of view of a sustainable holding at June 30 and December 31 of each financial year. The appraisers are members of the French Association of Property Valuation Firms (Association française des sociétés d'expertise immobilière – Afrexim). They comply with the professional real estate valuation charter and use the valuation methods described below.

The fair value of each asset is determined via the following three methods:

- direct comparison method: comparison of the asset that is the object of the appraisal with transactions made on assets of an equivalent type and location, on dates close to the date of appraisal. For the specific block valuation of residential assets, two discounts are applied to the transaction value of the flats: a discount between the block value and the unit value and a discount for occupation;
- net income capitalization method: capitalization of the recorded or potential net annual rent, excluding taxes and rental expenses, generated by the property on the basis of the yield to be expected by an investor from a similar type of asset. For occupied premises, the appraiser conducts an analysis of the legal and financial conditions of each lease and of the rental market. For vacant premises, the market

rental value is used as a reference, taking account of re-letting lead times, any renovation work and other miscellaneous expenditure;

- discounted cash flow (DCF) method: the value of the asset is equal to the discounted sum of the financial flows expected by the investor, including the assumed resale at the end of a ten-year holding period. The sale price at the end of the period is determined on the basis of the net cash flow in year 11 capitalized at yield. Discounted cash flow is determined on the basis of a risk-free interest rate (ten-year government bond equivalent) plus an appropriate risk premium for the property determined in comparison with standard discounted rates on cash flow generated by similar assets.

The appraiser determines the fair value of each property using a simple or weighted average based on the method that they deem most appropriate for the property.

IFRS 13 establishes a fair value hierarchy that categorizes into three levels the data used for measurements:

- level 1: price (not adjusted) on an active market for identical assets/liabilities available on the valuation date;
- level 2: valuation model using inputs directly or indirectly observable in an active market;
- level 3: valuation model using inputs not observable in an active market.

The fair value hierarchy is therefore established by reference to the levels of inputs to valuation techniques. When using a valuation technique based on inputs of several levels, the fair value level is then constrained by the lowest level.

The fair value measurement of investment properties involves the use of different valuation methods based on unobservable or observable inputs that have been subject to certain adjustments. Accordingly, the Group's property portfolio is categorized in its entirety in level 3 with respect to the fair value hierarchy established by IFRS 13, notwithstanding the recognition of certain level 2 observable inputs.

5.5.3.1.2 Buildings under reconstruction (IAS 40)

Properties under construction acquired with the intention of redevelopment or which are in the process of being redeveloped are valued according to the general principle of valuing investment properties at their fair value. If the fair value cannot be reliably determined, the property is provisionally valued at cost and is subject to impairment testing whenever there is an indication of loss of value.

The Group considers that fair value can be reliably measured when the asset is protected from rain, or as soon as construction begins if marketing is at an advanced stage. Fair value can also be reliably measured if the property has already been leased and signature of the works contracts has progressed sufficiently to allow the construction costs to be estimated.

The market value is determined by appraisers based on an evaluation of the exit price of the property less all direct and indirect future development costs.

5.5.3.1.3 Operating properties (IAS 16)

Operating properties are properties held by the Group that do not meet the definition of investment property. They are valued at cost, depreciated using the component method and adjusted for any impairment losses.

The Group's operating properties consist of the head office located at 16, rue des Capucines in Paris and properties that form part of the hotel business.

For each type of asset, the gross values of the buildings are divided by component, determined on the basis of technical data at the time of the acquisition, using the current estimated cost of new reconstruction.

Each component is depreciated using the straight-line method over its useful life. No residual value has been retained for any of the components identified.

In addition to the land, six components have been identified:

- structural system;
- walls and roofing;
- technical installations;
- parking;
- restoration;
- fixtures and fittings.

In the event of an indication of impairment, the book value of the property is written down to its recoverable value, which is determined by an independent appraisal conducted under the methods described in 5.5.3.1.1.

5.5.3.1.4 Properties for sale (IFRS 5)

A property is classified as a "property for sale" when it meets the criteria set out in IFRS 5, which specifies that a non-current asset is considered to be held for sale when it is available for immediate sale in its current condition, if the sale is highly probable and if its book value is recovered primarily through its disposal.

The sale of an asset is highly probable if the following three conditions are met:

- a plan to sell the asset has been initiated by an appropriate level of management;
- the asset is being actively marketed at a reasonable price in relation to its current fair value;
- it is probable that the sale will be concluded within one year, barring special circumstances.

When the sale pertains to a property or a portfolio of properties, these are classified as current assets under "Properties for sale" and are valued as follows:

- properties in block sales: sale value recorded in the preliminary sales agreement or the purchase offer, subject to the deduction of selling expenses/fees and outstanding receivables from the straight-line recognition of commercial benefits under IFRS 16;
- properties sold unit by unit (residential segment): Properties for which more than 60% of the surface area has been sold are subject to internal valuation. The value of each unit is determined from unit prices per square meter recorded on the market for vacant premises. The valuation includes discounts according to the size of the properties and the number of units included to reflect marketing periods, costs and the margin earned on the

sale of all the units. Properties for which less than 60% of the surface area has been sold are subject to independent appraisal using the same methods as for investment properties (see Note 5.5.3.1.1).

When a sale concerns a complete business line, the assets and liabilities of the business are presented separately under assets and liabilities on the balance sheet (Assets and Liabilities held for sale). The corresponding net gain or loss is isolated in the income statement on the line "Net gain or loss from discontinued operations".

5.5.3.1.5 Inventories

Buildings relating to real estate development operations or acquired under the tax system governing properties held for rapid resale by real estate traders, legally designated as "marchands de biens", are booked under inventories at their acquisition cost. An impairment test is carried out as soon as any indication of impairment is detected. In the event of such an indication and when the estimated recoverable amount is less than the carrying amount, an impairment loss is recognized based on the difference between those two amounts.

5.5.3.2 Other property, plant and equipment (IAS 16)

Other property, plant and equipment are recorded at acquisition cost and depreciated under the straight-line method for periods of three to ten years. They are primarily composed of computer hardware and furniture.

5.5.3.3 Other intangible assets (IAS 38)

The costs to purchase software licenses are recorded as an asset based on the costs incurred in acquiring and commissioning the software concerned. These costs are amortized over the estimated useful life of the software (three to five years).

5.5.3.4 Equity interests

5.5.3.4.1 Equity-accounted investments

Equity interests in companies in which the Group exercises joint control or significant influence are accounted for under the equity method. These interests in equity-accounted companies are initially recognized at cost and then increased or decreased by the Group's share in the net income of the post-acquisition investee, as well as by dividends received from the investee.

When the recoverable value of an equity interest is less than its book value, an impairment loss is recognized as a reduction of the interest in the equity-accounted company, offset under the Group's share in said company's net income.

5.5.3.4.2 Non-consolidated interests

Non-consolidated interests are valued at fair value through other comprehensive income pursuant to IAS 39.

5.5.3.4.3 Other financial fixed assets

Loans, receivables and other financial instruments are booked according to the amortized cost method on the basis of the effective interest rate. When there is non-recoverability or default risk, this is recognized in the profit and loss statement.

5.5.3.5 Operating receivables

Receivables are recorded for the initial amount of the invoice, after deduction for impairment valued on the basis of the risk of non-recoverability. The cost of non-recoverability risk is posted under property expenses.

These receivables are valued using the amortized cost method.

Impairment is valued using the simplified approach under IFRS 9. Expected credit losses are calculated over their lifetime, based on the Group's historical loss data.

Rent receivables are systematically written down according to the age of the receivables and situation of the tenants.

An impairment rate is applied to the amount excluding tax of the receivable minus the security deposit:

- tenant has left the property: 100%;
- tenant in the property:
  - receivable between 3 and 6 months: 25%,
  - receivable between 6 and 9 months: 50%,
  - receivable between 9 and 12 months: 75%,
  - over 12 months: 100%.

Impairment thus determined is adjusted to take account of particular situations.

Residual receivables relating to the deferral of commercial benefits in accordance with IFRS 16 (see Note 5.5.3.14), and recognized by the difference between the economic rent and the paid rent, result in a specific analysis covering the ability of the tenant to actually reach the end of the signed lease, in order to validate their basis at each reporting date.

5.5.3.6 Cash

Cash is recorded on the balance sheet at fair value.

5.5.3.7 Treasury shares (IAS 32)

Treasury shares held by the Group are deducted from consolidated shareholders' equity at acquisition cost.

5.5.3.8 Share-based payments (IFRS 2)

Gecina has instituted an equity-based remuneration plan (performance shares). The impact of services rendered by employees in exchange for the allocation of performance shares is expensed against shareholders' equity. The total amount expensed over the rights vesting period is determined by reference to the fair value of equity instruments granted determined at the grant date, the discounted value of future dividends paid over the vesting period, and the staff turnover rate.

At each balance sheet date, the number of shares that may be allocated is reviewed. Where applicable, the impact of revising estimates is posted to the income statement with a corresponding adjustment in shareholders' equity.

5.5.3.9 Financial instruments (IAS 32, IAS 39 and IFRS 9)

Hedging financial instruments

The Group hedges against interest rate risk as part of a macro-hedging strategy. It is covered by a portfolio of derivatives that are not specifically assigned and do not, therefore, meet hedge accounting eligibility criteria.

The Group decided not to adopt the hedge accounting proposed under IFRS 9 and to apply the provisions of IAS 39. Consequently, derivative instruments are recorded at fair value on the balance sheet with recognition of changes in fair value on the income statement.

Interest paid or received on derivative instruments is recorded under "Net financial expenses", while variations in value and any effects of disposals or terminations of contracts are recognized under "Change in value of financial instruments".

Fair value is determined in accordance with IFRS 13 (see Note 5.5.3.1.1) by an external financial organization using valuation techniques based on the discounted forward cash flow method, as well as the Black & Scholes model for optional products integrating the counterparty risks mentioned by IFRS 13. Estimates of probability of default are obtained by using bond spreads on the secondary market. Valuations are also confirmed by banking counterparties and in-house valuations.

Hedging financial instruments are valued at fair value based on observable market data and inputs classed as level 2 on the fair value hierarchy established by IFRS 13 (the fair value levels are detailed in Note 5.5.3.1.1).

Other financial assets and liabilities

Financial assets are initially recognized at amortized cost, at fair value through other comprehensive income, or at fair value through profit or loss, depending on the type of financial instrument (debt or equity), the contractual cash flow characteristics, and the way in which the instruments are managed (based on the management model).

The classification and measurement criteria depend on the nature of the financial asset, i.e., whether it is categorized as a debt instrument (loan, advance, credit, bond, etc.) or as an equity instrument (shares).

Debt instruments (loans and fixed-yield or determinable-income securities) are classified and valued on the basis of their management model and on the analysis of contractual cash flow characteristics. Equity instruments are generally measured at fair value through profit or loss, except for those which the entity has irrevocably elected to measure at fair value through other comprehensive income (provided these instruments are not held for trading).

Financial liabilities consist primarily of bonds, bank borrowings, credit lines, commercial papers and other current liabilities.

Medium- and long-term credit lines can be utilized in drawings of variable lengths. Successive drawings are recognized in the financial statements at face value, with the unused portion of the borrowing facility representing an off-balance sheet commitment received.

Long-term bonds issued under the EMTN (Euro Medium-Term Notes) program are stated at their amortized cost (net of transaction costs) based on the effective interest rate method.

Other current liabilities are considered as short-term liabilities and are not subject to any discounting.

Impairment of financial assets

The impairment model requires the measurement of expected credit losses (ECL) on loans and debt instruments measured at amortized cost or at fair value through other comprehensive income, on loan commitments and financial guarantee contracts not measured at fair value.

The Group uses the optional simplified approach for the impairment of receivables from leases and trade receivables (see Note 5.5.3.5).

5.5.3.10 Leases (IFRS 16)

Leases covered by the standard primarily relate to construction leases, long leases and, to a lesser extent, leases on vehicles and reprographic equipment. Leases for less than twelve months or with a low unit value are not covered by this standard.

On this basis, the Group recognizes in its balance sheet:

- under liabilities, a debt for lease obligations in relation to rents for the balance of the lease term, discounted at the same rate as the cost of the debt that the Group would have incurred over the same term as the rental contracts;
- under assets and within investment properties, where applicable, usage rights amortized in a linear fashion from the implementation of the contracts.

In the income statement, rents and fees paid are replaced by:

- depreciation of rights of use recorded as a change in the valuation of investment properties where applicable;
- a financial expense, amounting to the interest included in rents paid in addition to the capital repaid to reduce the debt.

5.5.3.11 Long term non-financial provisions and liabilities (IAS 37)

In accordance with IAS 37 "Provisions, contingent liabilities and contingent assets", a provision is recognized when the Group has a present obligation (legal or constructive) to a third party as a result of past events, and when it is probable or certain that this obligation will give rise to an outflow of resources to that third party.

5.5.3.12 Employee benefit commitments (IAS 19)

IAS 19 specifies the accounting rules for employee benefits. This accounting occurs during the rights vesting period. It excludes from its scope share-based payments, which come under IFRS 2.

Short-term benefits

Short-term benefits (i.e., salaries, paid leave, social security contributions, incentives, etc.), which fall due within twelve months of the end of the year during which members of staff provided corresponding services, are recognized as "accrued expenses" under the heading "Current tax and employee-related liabilities" under balance sheet liabilities.

Long-term benefits

Long-term benefits correspond to benefits payable during the employee's working life (anniversary premiums). They are recognized as non-recurring provisions.

Post-employment benefits

Post-employment benefits, also recognized as non-recurring provisions, correspond to end-of-career payments and supplementary pension commitments to some employees. The valuation of these retirement commitments assumes the employee's voluntary departure.

These commitments that are related to the defined benefit plans for supplementary pensions are paid to external organizations.

No post-employment benefits were granted to executives.

The net commitment resulting from the difference between amounts paid and the probable value of the benefits granted, recognized under salaries and benefits, is calculated by an actuary using the method known as "projected unit credit method", the cost of the provision being calculated on the basis of services rendered at the valuation date.

Actuarial differences are booked in other comprehensive income.

The effects of the retrospective application of the IFRIC decision of April 2021 on the method used to calculate pension liabilities associated with defined-benefit retirement plans are detailed in Note 5.5.2.2.

5.5.3.13 Taxes

5.5.3.13.1 IFRIC 21 "Levies"

IFRIC 21 "Levies" stipulates the timing for the recognition of a liability as a tax or levy imposed by a government. These rules cover both the levies recognized in accordance with IAS 37 "Provisions, contingent liabilities and contingent assets" and those for which the timing and amount are certain.

The levies and taxes in question are defined as net outflows of resources (thus excluding VAT collected on behalf of the Government) levied by governments (as defined by IAS 20 and IAS 24) in application of legal and/or regulatory provisions other than fines or penalties linked to non-compliance with laws or regulations. These include taxes entering into the scope of application of IAS 37 on provisions (excluding those falling under the scope of IAS 12, such as income tax liabilities) as well as taxes with a certain amount and payment date (i.e., liabilities that do not fall within the scope of application of IAS 37).

Pursuant to the IFRIC 21 interpretation, the following taxes are recognized (and their potential reinvoicing at the same time) on a single occasion on the first day of the current year:

- property tax;
- tax on offices, commercial premises, storage premises and parking areas;
- annual tax on parking areas;
- company social solidarity contribution.

5.5.3.13.2 SIIC regime

The SIIC regime is a tax transparency regime which defers the payment of tax to the shareholder through the dividends they receive that result from a distribution obligation for the Company subject to the SIIC regime.

Opting for the SIIC regime means that an exit tax immediately falls due at the reduced rate of 19% on unrealized capital gains related to properties and investments in entities not subject to corporate income tax.

Profits subject to the SIIC regime are exempt from corporate income tax under certain distribution conditions (obligation to distribute 95% of operating income, 70% of capital gains on disposals and 100% of SIIC dividends received).

For newly acquired non-SIIC companies, a deferred tax liability is calculated at a rate of 19% corresponding to the amount of exit tax that these companies have to pay when opting for the SIIC regime, this option being included in the acquisition strategy.

The discounting of the exit tax liability due to opting for the SIIC regime is only recognized when considered material.

5.5.3.13.3 Standard regime

For companies not eligible under the SIIC regime, deferred taxes resulting from timing differences on taxation or deductions are calculated under the liability method on all timing differences existing in the individual accounts or deriving from consolidation adjustments or eliminations of internal profits and losses. This happens when the book value of an asset or liability is different from its tax value. A net deferred tax asset is only recognized on loss carryforwards provided that it is likely that it can be charged against future taxable income. Deferred tax is determined using the principles and tax rates of the finance laws in effect at the balance sheet date that are likely to be applied when the various taxes involved crystallize. The same rule applies for assets held abroad.

5.5.3.13.4 Deferred tax assets and liabilities

Deferred tax arises from temporary differences between the tax valuation of assets or liabilities and their book values. They particularly result from the fair value revaluation of investment properties held by companies who did not opt for the SIIC regime or from the cost related to the adoption of this regime. Deferred tax assets are recognized in respect of tax loss carryforwards if their future realization is likely.

5.5.3.14 Recognition of rental income (IFRS 16)

Rent is recorded in the income statement when invoiced. Under IFRS 16, incentives given to tenants (mainly rent-free periods and stepped rents) are spread in a straight line over the probable fixed term of the lease. Straight-line allocation of incentives given to tenants was offset by the recognition of a receivable up to December 31, 2017. From January 1, 2018, and for all leases with remaining rent-free periods and stepped rents, rent is now booked against the fair value adjustment of investment properties.

Consequently, rents shown in the income statement differ from rents paid.

Works carried out on behalf of tenants are capitalized and are not deferred over the probable fixed term of the lease.

5.5.3.15 Finance leases

In a finance lease, the lessor transfers all of the risks and benefits of the asset to the lessee. It is treated as financing granted to the lessee for the purchase of a property.

The current value of payments due under the lease, increased, as necessary, by the residual value, is entered under "Financial receivables on finance leases." The net income of the transaction for the lessor or the lessee corresponds to the amount of interest on the loan. It is recognized in the income statement under "Current operating income on finance lease transactions". The rents received are divided over the duration of the finance lease by recognizing them in capital amortization and interest such that the net income represents a constant rate of return over the residual outstanding. The rate of interest used is the implicit rate of interest in the lease.

5.5.3.16 Key accounting estimates and judgments

To establish the consolidated financial statements, the Group uses estimates and formulates judgments which are regularly updated and are based on historical data and other factors, especially forecasts of future events considered reasonable in the circumstances.

The significant estimates made by the Group mainly concern:

- the measurement of the fair value of investment properties;
- the measurement of the fair value of financial instruments;
- the measurement of equity interests;
- the measurement of provisions;
- the measurement of employee benefit commitments (pensions and share plans).

Due to the uncertainties inherent in any measurement process, the Group adjusts its estimates using regularly updated information. Estimates that carry a major risk of leading to a material adjustment in the net book value of assets and liabilities during the following period are analyzed below:

- the fair value of the property portfolio, whether it is held for the long term or for sale, is specifically determined based on the valuation of the portfolio by independent appraisers according to the methods described in Note 5.5.3.1. However, given the estimated nature inherent in these valuations, it is possible that the actual sales price of some properties will differ significantly from the valuation, even in the event of disposal within a few months following the balance sheet date;
- the fair value of the financial instruments that are not traded on an organized market (such as over-the-counter derivatives) is determined using valuation techniques. The Group uses methods and assumptions that it believes are the most appropriate, based on market conditions at the balance sheet date. The realizable value of these instruments may turn out to be significantly different from the fair value used for the accounting statement;
- the value in use and the fair value of equity investment securities are determined on the basis of estimates based on various data available to the Group as at the balance sheet date. New information obtained subsequent to the balance sheet date may have a material influence on this valuation.

The procedures for determining fair value according to IFRS 13 are detailed in section 5.5.3.1.1.

In addition to the use of estimates, the Group's management formulates judgments to define the appropriate accounting treatment for certain activities and transactions where the IFRS standards in force do not specifically deal with the issues concerned. This is especially the case for the analysis of leases, whether operating leases or finance leases.

5.5.4 — Management of financial and operational risks

The 2021 Universal Registration Document contains a detailed description of the risk factors to which the Group is exposed (see Integrated Report and chapter 2). The chapter 3 of this half year report presents an update of these risk factors.

No other risks and uncertainties other than those presented in the 2021 Universal Registration Document and this document are expected.

5.5.4.1 Real estate market risk

Holding property assets for rent exposes the Group to the risk of fluctuation of the value of property assets and rents as well as to the risk of vacancy.

However, this exposure is limited given that:

- the assets are essentially held for the long term and valued in the accounts at fair value, even if fair value is based on the estimates described in Note 5.5.3.1 above;
- invoiced rents come from rental commitments, the term and spread of which are liable to moderate the impact of fluctuations in the rental market.

With respect to development projects, the search for tenants begins once the investment decision is taken and results in the signing of preconstruction leases (baux en l'état futur d'achèvement – BEFA). These leases contain clauses on the definition of completion, the completion time and late penalties.

Certain aspects of this risk are quantified in Note 5.5.6.8.

5.5.4.2 Financial market risk

Holding financial instruments for the long term or for sale exposes the Group to the risk of fluctuation in the value of these assets. The analysis and quantification of the risk on hedging financial instruments are stated under Note 5.5.6.10.

In particular, the Group's exposure to equity risk in case of falling stock market indices gives rise to a problem of valuing hedging assets against pension liabilities. This risk is very limited with respect to the amounts of the hedging assets subject to equity risk.

Furthermore, Gecina may be subject to changes in share prices for its financial investments and for its treasury shares. Gecina has set up a share buyback program and therefore holds a certain number of its own shares. A fall in the price of the Gecina share has no impact on the consolidated financial statements, only on the individual company financial statements.

5.5.4.3 Counterparty risk

With a customer portfolio of around 650 corporate tenants, from a wide variety of sectors, and around 7,500 individual tenants, the Group is not exposed to significant concentration risks. In the course of its development, the Group aims to acquire assets for which the rental portfolio is closely based on tenant selection criteria and the security provided by them. When a property is rented out, a detailed application is provided by the tenant and an analysis of the tenant's financial soundness is conducted. Tenant selection and rent collection procedures help to maintain a satisfactory rate of losses on receivables.

Financial transactions, especially hedging the interest rate risk, are carried out with a broad selection of leading financial institutions. Competitive tenders are conducted for all major financial transactions and the maintenance of a satisfactory diversification of sources of funds and counterparties is one of the selection criteria. Gecina has no material exposure to a single bank counterparty on its portfolio of derivatives. Counterparty risk is now an integral part of fair value as determined under IFRS 13 (see Note 5.5.3.9). The Group's maximum exposure on all its loans (used and unused) to a single counterparty is 5%.

5.5.4.4 Liquidity risk

Liquidity risk is managed by constantly monitoring the maturity of financing facilities, maintaining available credit lines and diversifying finance sources. Liquidity is managed in the medium and long term as part of multi-annual financing plans and, in the short term, by using confirmed undrawn credit lines and asset disposal programs. A debt maturity breakdown is provided in Note 5.5.5.12.1 as well as a description of the various limits that might affect interest conditions or early repayment, as stipulated in the credit agreements.

5.5.4.5 Interest rate risk

Gecina's interest rate risk management policy, which includes the use of hedging instruments, is aimed at limiting the impact of a change in interest rates on the Group's earnings, where a significant portion of the Group's loans is at a floating rate. With respect to the foregoing, a management framework was presented and validated by the Company's Audit and Risk Committee. This management framework defines in particular the management horizons, a percentage of coverage required on the time horizons, new hedging targets and the instruments enabling such management (mostly caps and swaps). The interest rate risk is analyzed and quantified in Notes 5.5.5.12.2 and 5.5.6.10, together with an analysis of interest rate sensitivity. Gecina's interest rate hedging policy is primarily implemented on a global basis for all its loans (i.e., not specifically assigned to certain loans). As a result, it does not meet the accounting qualification of hedging instruments and the fair value change therefore appears in the income statement, according to the procedures described in Note 5.5.3.9.

5.5.4.6 Foreign exchange risk

The Group conducts the majority of its business in the eurozone and almost all its revenues, operating expenses, investments, assets and liabilities are denominated in euros.

5.5.4.7 Other risks

Until 2009, when Mr. Joaquín Rivero was a corporate officer of Gecina or one of its subsidiaries, Gecina carried out a number of transactions, including the acquisition by SIF Espagne of a 49% equity investment in Bami Newco in 2009, and also undertook certain commitments, notably the granting of certain guarantees in relation to said transactions, as mentioned in Notes 5.5.5.14 and 5.5.9.2. When said commitments and transactions were revealed, impairment and provisions were recorded against some of them pursuant to applicable regulations. Some of the guarantees were also granted outside Gecina's internal control framework, despite the specific procedures implemented.

5.5.5 — Notes to the consolidated statement of financial position

5.5.5.1 Property portfolio

5.5.5.1.1 Statement of changes in portfolio

Gross value

In thousand euros	12/31/2021	Acquisitions	Asset disposal or exercise of options	Change in value	Other changes	Transfers between items	06/30/2022
Investment properties	17,983,515	45,283	0	157,996	4,823	97,490	18,289,107
Buildings under reconstruction	1,545,005	88,351	0	201,200	0	(190,420)	1,644,136
Operating properties	107,667	261	0	0	0	0	107,928
Other property, plant and equipment	32,017	636	(3,847)	0	0	0	28,806
Other intangible assets	25,661	3,045	(5,054)	0	0	0	23,652
Financial receivables on finance leases	180,190	5	(18,381)	0	0	0	161,814
Properties for sale	209,798	8	(98,286)	3,706	0	92,930	208,156
GROSS VALUE	**20,083,854**	**137,589**	**(125,568)**	**362,903**	**4,823**	**0**	**20,463,600**

Depreciation and impairment

In thousand euros	12/31/2021	Allocations	Disposals/ Write backs	Change in value	Other changes	Transfers between items	06/30/2022
Operating properties	28,813	1,020	(391)	0	0	0	29,442
Other property, plant and equipment	21,595	1,825	(3,844)	0	0	0	19,576
Other intangible assets	15,049	2,508	(5,054)	0	0	0	12,502
Financial receivables on finance leases	112,139	4,485	(12,740)	0	0	0	103,883
Depreciation and impairment	**177,596**	**9,838**	**(22,029)**	**0**	**0**	**0**	**165,404**
NET FIXED ASSETS	**19,906,258**	**127,752**	**(103,539)**	**362,903**	**4,823**	**0**	**20,298,195**

Investment properties were appraised by independent property appraisers as described in Note 5.5.3.1.1. Their reports stated that the economic and financial uncertainty particularly linked to the rise in interest rates and the context of war in Ukraine would impact the real estate market in France, but that this market had sufficient transparency and transaction volumes for the appraisals at June 30, 2022.

Pursuant to the accounting principles defined in Note 5.5.3.1.2, ten assets under reconstruction are recognized at their historical cost for a total amount of €110 million.

The other changes relate to the effect of the commercial benefits granted to tenants for €5 million.

5.5.5.1.2 Property acquisitions

Acquisitions concern the following:

In thousand euros	06/30/2022
Property acquisitions (including duties and costs)	**15,849**
Construction and redevelopment work	67,686
Renovation work	42,483
Works	**110,170**
Operating properties	233
Capitalized internal costs	2,317
Capitalized financial expenses	2,602
Marketing costs	2,703
Eviction allowances	35
Total property acquisitions	**133,909**
Other property, plant and equipment	636
Other intangible assets	3,045
TOTAL ACQUISITIONS	**137,589**

5.5.5.1.3 Detail of the disposals

Disposals are detailed in Note 5.5.6.7.

5.5.5.1.4 Goodwill

The goodwill results from the acquisition of Eurosic in August 2017 and is allocated to the cash-generating unit (CGU) Offices. It varied from €185 million at December 31, 2021 to €183 million at June 30, 2022.

According to IAS 36, an impairment test is performed when there is an indication that the goodwill may be impaired and at least once a year.

The consequences of the health situation and the war in Ukraine do not have a significant impact on the Group's business and do not constitute new signs of impairment.

The valuation of the CGU was performed at December 31, 2021 incrementally using the fair value of the assets, as accounted for in the Group's financial statements, plus the valuation of the cash flows not taken into account in the financial statements.

5.5.5.2 Other financial fixed assets

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Non-consolidated investments	147,832	142,458	136,570
Advances on property acquisitions	65,519	65,519	65,519
Deposits and guarantees	1,126	1,105	1,086
Other financial fixed assets[1]	12,681	14,108	2,002
GROSS OTHER FINANCIAL FIXED ASSETS	**227,157**	**223,190**	**205,177**
Impairment	(175,085)	(175,351)	(175,351)
NET OTHER FINANCIAL FIXED ASSETS	**52,072**	**47,839**	**29,826**

(1) Incudes advances on liquidity contract.

Impairment in the amount of €175 million is mainly related to the 49% equity interest in the Spanish company Bami Newco, which has been fully written down (€109.3 million) and the advance on property acquisitions granted to the Spanish company Bamolo, written down for €65.2 million (in order to reduce it to the land's latest appraisal value given as a guarantee of €0.3 million).

5.5.5.3 Equity-accounted investments

This item reflects the share held by the Group in the companies in which the Group exercises significant influence.

In thousand euros	Euler Hermes Real Estate	Risque & Sérénité	Total
GROUP SHARE AT 12/31/2021	**56,034**	**1,637**	**57,670**
Share in the result (1)	(250)	129	(121)
Dividends received	(1,074)	0	(1,074)
Change in scope of consolidation (2)	58,002	0	58,002
GROUP SHARE AT 06/30/2022	**112,711**	**1,766**	**114,476**

(1) Including impairment of equity-acounted investments.
(2) Following a purchase of shares, the investment in Euler Hermes Real Estate increased from 19.90% at December 31, 2021 to 40.00% at June 30, 2022.

The elements of the financial situation of the main companies with investments that do not afford control are presented below:

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Property portfolio	307,290	304,100	302,000
Other assets	13,614	15,971	11,955
Total assets	**320,904**	**320,071**	**313,955**
Shareholders' equity	285,488	285,364	277,904
External loans and debts with partners	32,062	32,107	32,065
Other liabilities	3,354	2,600	3,986
Total liabilities	**320,904**	**320,071**	**313,955**
Revenue	4,062	10,096	3,920
Net Income	**5,523**	**22,918**	**15,458**

5.5.5.4 Deferred tax assets and liabilities

At June 30, 2022, net deferred taxes represented an asset of €1.7 million. They mainly include the effect of certain tax loss carryforwards.

In thousand euros	12/31/2021	Change in profit/loss	06/30/2022
Activation of tax losses	1,667	0	1,667
Deferred tax assets	**1,667**	**0**	**1,667**
NET DEFERRED TAXES	**1,667**	**0**	**1,667**

5.5.5.5 Properties for sale

Movements on properties for sale are included in the statement of changes in portfolio (see Note 5.5.5.1.1).

Properties for sale break down as follows:

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Properties for sale (block basis)	37,119	37,119	348,829
Properties for sale (unit basis)	171,037	172,679	269,862
PROPERTIES FOR SALE	**208,156**	**209,798**	**618,691**

5.5.5.6 Inventories

The last property held under the real estate trader regime was sold during the 2021 financial year.

5.5.5.7 Trade receivables

The breakdown by business sector is indicated in Note 5.5.8.

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Billed customers	43,825	43,339	45,917
Unbilled expenses payable	27,917	4,633	31,686
Balance of rent-free periods and stepped rents	14,099	19,982	24,912
GROSS TRADE RECEIVABLES	**85,841**	**67,954**	**102,515**
Impairment of receivables	(24,868)	(23,969)	(24,724)
NET TRADE RECEIVABLES	**60,973**	**43,985**	**77,790**

5.5.5.8 Other receivables

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Value added tax	49,208	45,620	49,100
Corporate income tax[1]	6,670	22,770	23,010
Bami Newco cash advances and guaranties[2]	32,763	32,763	32,763
Receivables on asset disposal	1,812	2,350	2,632
Other	46,515	47,346	63,904
GROSS OTHER RECEIVABLES	**136,969**	**150,849**	**171,409**
Impairment	(37,006)	(37,827)	(38,109)
NET OTHER RECEIVABLES	**99,963**	**113,022**	**133,299**

(1) Includes €6 million related to ongoing disputes or claims with the tax administration, a claim of €15 million having been repaid in the first half of 2022.
(2) Fully impaired.

5.5.5.9 Prepaid expenses

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Loan application costs	10,134	9,415	9,863
10-year warranty insurance	3,417	3,030	3,265
Other [1]	6,423	4,867	7,778
PREPAID EXPENSES	**19,975**	**17,312**	**20,906**

(1) Mainly relate to expenses of the current activity.

5.5.5.10 Cash

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Current bank accounts	124,160	15,102	584,758
GROSS CASH	**124,160**	**15,102**	**584,758**
Bank overdrafts	0	0	0
NET CASH	**124,160**	**15,102**	**584,758**

5.5.5.11 Consolidated shareholders' equity

See the accounting statement preceding this note in section 5.3 "Statement of changes in consolidated equity".

5.5.5.12 Borrowings, financial debt and financial instruments

5.5.5.12.1 Borrowings and financial debt

Outstanding debt

In thousand euros	Outstanding 06/30/2022	Repayments <1 year	Outstanding 06/30/2023	Repayments 1 to 5 years	Outstanding 06/30/2027	Repayments beyond 5 years
Fixed-rate debt	**5,689,434**	**(400,646)**	**5,288,788**	**(1,412,705)**	**3,876,083**	**(3,876,083)**
Fixed-rate bonds	5,641,014	(374,895)	5,266,119	(1,406,632)	3,859,488	(3,859,488)
Other fixed-rate debts	28,941	(6,273)	22,668	(6,074)	16,595	(16,595)
Accrued interest provisioned	19,479	(19,479)	0	0	0	0
Floating rate debt	**1,398,000**	**(1,398,000)**	**0**	**0**	**0**	**0**
Negotiable European Commercial Paper (NEU CP)	1,398,000	(1,398,000)	0	0	0	0
GROSS DEBT	**7,087,434**	**(1,798,646)**	**5,288,788**	**(1,412,705)**	**3,876,083**	**(3,876,083)**
Cash (floating rate)						
Liquidities	124,160	(124,160)	0	0	0	0
CASH	**124,160**	**(124,160)**	**0**	**0**	**0**	**0**
Net debt						
Fixed rate	5,689,434	(400,646)	5,288,788	(1,412,705)	3,876,083	(3,876,083)
Floating rate	1,273,840	(1,273,840)	0	0	0	0
NET DEBT	**6,963,275**	**(1,674,486)**	**5,288,788**	**(1,412,705)**	**3,876,083**	**(3,876,083)**
Undrawn credit lines	4,585,000	(5,000)	4,580,000	(2,785,000)	1,795,000	(1,795,000)
Future cash flows on debt	0	(143,639)	0	(460,994)	0	(355,789)

The interest that will be paid up to maturity of the entire debt, and which is estimated on the basis of the rate curve at June 30, 2022 amounts to €960 million.

The breakdown of the repayment of gross debt within less than one year is as follows:

In thousand euros	Third quarter 2022	Fourth quarter 2022	First quarter 2023	Second quarter 2023	Total
	1,315,779	139,409	140,528	202,930	1,798,646

These debt maturities (consisting of NEU CP and bond maturities) are covered by available liquidity at 30 June 2022 of € 4,709 million (including EUR € 4,585 million of undrawn credit lines).

Details of bonds issued

During the financial year, the Group converted all its bonds into Green Bonds and committed to issuing all future bonds in this format.

Bonds	Issuer	Issue date	Issue amount *(in million euros)*	Outstanding amount *(in million euros)*	Issue price	Redemption price	Nominal rate	Maturity date
Bond 05/2023	Gecina	05/30/2013	300	200.2	€98,646	€100,000	2.875%	05/30/2023
Bond 01/2023	Gecina	12/15/2014	125	125	€100,000	€100,000	3.051%	01/16/2023
Bond 01/2025	Gecina	01/20/2015	500	500	€99,256	€100,000	1.50%	01/20/2025
Bond 11/2022	Gecina	11/06/2015	50	50	€100,000	€100,000	2.75%	11/06/2022
Bond 11/2023	Gecina	11/06/2015	100	100	€100,000	€100,000	3.00%	11/06/2023
Bond 06/2026	Gecina	12/01/2015	100	100	€100,000	€100,000	3.00%	06/01/2026
Bond 01/2029	Gecina	09/30/2016	500	500	€99,105	€100,000	1.00%	01/30/2029
Bond 06/2032	Gecina	06/30/2017	500	500	€98,535	€100,000	2.00%	06/30/2032
Bond 06/2027	Gecina	06/30/2017	500	500	€99,067	€100,000	1.375%	06/30/2027
		10/30/2020	200	200	€108,578	€100,000		
Bond 01/2028	Gecina	09/26/2017	700	700	€98,710	€100,000	1.375%	01/26/2028
Bond 03/2030	Gecina	03/14/2018	500	500	€97,325	€100,000	1.625%	03/14/2030
Bond 05/2034	Gecina	05/29/2019	500	500	€98,597	€100,000	1.625%	05/29/2034
		10/30/2020	200	200	€109,722	€100,000		
Bond 06/2036	Gecina	06/30/2021	500	500	€98,349	€100,000	0.875%	06/30/2036
Bond 01/2033	Gecina	01/25/2022	500	500	€98,211	€100,000	0.875%	01/25/2033

Covenants

The company's main credit facilities are accompanied by contractual clauses relating to compliance with certain financial ratios determining interest rates charged and early repayment clauses, the most restrictive of which are summarized below:

	Benchmark standard	06/30/2022	12/31/2021	06/30/2021
Net financial debt/revalued block value of property holding (excluding duties)	Maximum 55%/60%	33.8%	34.2%	35.4%
EBITDA/net financial expenses	Minimum 2.0x	5.5x	5.8x	5.4x
Outstanding secured debt/revalued block value of property holding (excluding duties)	Maximum 25%	0.0%	0.2%	0.2%
Revalued block value of property holding (excluding duties), *in € billion*	Minimum 6/8	20.6	20.1	20.0

Change of control clauses

For bonds issued by Gecina, a change of control leading to the downgrading of its credit rating to "Non-Investment Grade" and not raised to "Investment Grade" within 120 days, could lead to the early repayment of the loan.

5.5.5.12.2 Financial instruments

The financial instruments (level 2 fair value as defined by IFRS 7 and IFRS 13) held by the Group are hedging instruments. They are traded on the over-the-counter market and valued on the basis of valuation models using observable inputs.

Portfolio of derivatives

In thousand euros	Outstanding 06/30/2022	Maturity or effective date <1 year	Outstanding 06/30/2023	Maturity or effective date 1 to 5 years	Outstanding 06/30/2027	Maturity or effective date more than 5 years
Portfolio of derivatives at June 30, 2022						
Fixed-rate receiver swaps	1,200,200	(200,200)	1,000,000	(200,000)	800,000	(800,000)
Fixed-rate payer swaps	700,000	0	700,000	0	700,000	(700,000)
Cap purchases	1,250,000	0	1,250,000	(1,100,000)	150,000	(150,000)
TOTAL	**3,150,200**	**(200,200)**	**2,950,000**	**(1,300,000)**	**1,650,000**	**(1,650,000)**
Future interest cash flows on derivatives	0	19,534	0	94,332	0	(31,437)

At 30 June 2022, the Group does not hold any derivatives with deferred impact.

Gross debt hedging

	06/30/2022		
In thousand euros	Fixed rate	Floating rate	Total
Gross debt	**5,689,434**	**1,398,000**	**7,087,434**
Fixed-rate debt converted to floating rate	(1,200,200)	1,200,200	
Fixed-rate payer swaps and activated caps/floors	700,000	(700,000)	
Cap purchases	1,250,000	(1,250,000)	
Gross debt after hedging	**6,439,234**	**648,200**	**7,087,434**

The fair value of hedging instruments, as recorded on the balance sheet, breaks down as follows:

In thousand euros	12/31/2021	Transfers between items	Change in value	Other items	06/30/2022
Non-current assets	51,508	(5,852)	125,509	0	171,164
Current assets	0	5,852	(4,177)	0	1,675
Non-current liabilities	(4,673)	0	(109,207)	90	(113,789)
Current liabilities	(4)	0	0	4	(0)
HEDGING INSTRUMENTS	**46,832**	**0**	**12,124**	**94**	**59,050**

5.5.5.13 Lease obligations

The debt for lease obligations arises from applying IFRS 16, as described in Note 5.5.3.10.

It relates primarily to construction leases and long leases and, to a lesser extent, leases on vehicles and reprographic equipment.

5.5.5.14 Non-current provisions

In thousand euros	12/31/2021	Allocations	Write backs	Utilizations	06/30/2022
Tax reassessments	6,600	0	0	0	6,600
Employee benefit commitments	13,217	0	0	(2,135)	11,082
Other disputes	80,493	1,985	(450)	0	82,028
NON-CURRENT PROVISIONS	**100,309**	**1,985**	**(450)**	**(2,135)**	**99,709**

Some companies within the consolidation have been the subject of tax audits leading to notifications of tax reassessments, the majority of which are contested. At June 30, 2022, the total amount accrued as a provision for the fiscal risk is €6.6 million, based on the assessments of the Company and its advisers.

The Group has also, directly or indirectly, been the subject of liability actions and court proceedings instigated by third parties. Based on the assessments of the Company and its advisers, all risks that would be likely to significantly impact the Company's earnings or financial situation have been provisioned.

Employee benefit commitments (€11.1 million) concern supplementary pensions, lump-sum retirement benefits, and anniversary premiums. They are valued by independent experts.

Other disputes (€82 million) include miscellaneous business-related litigations (€17 million) as well as provisions for commitments in Spain (€65 million) with the following breakdown.

In the context of the proceedings instigated by Abanca in Madrid in 2015, regarding its demand for Gecina to pay €48.7 million plus interest, pursuant to the guarantee letters of commitment allegedly signed by Mr. Joaquín Rivero (former Gecina officer), the Madrid Court of Appeal upheld the ruling whereby the Court of First Instance of Madrid had ordered Gecina to pay this amount as well as the default interest to Abanca. A provision of €63.5 million (including interest) is recognized in this regard. Gecina considers this situation to be the result of the fraudulent actions of Mr. Joaquín Rivero and is contesting the decision of the Spanish courts. The Group has therefore lodged an appeal in Spain and is vigorously pursuing both the civil and criminal actions instigated in France with regard to this matter.

Moreover, the guarantees granted by SIF Espagne on November 13, 2009, then represented by Mr. Joaquín Rivero, concerning Bami Newco's repayment of credit facilities granted by Banco Popular is accrued at June 30,2022 for €1.5 million.

The contingent receivable resulting from theses guarantees had been reported under the bankruptcy proceedings of Bami Newco.

Non-current provisions for employee benefit commitments

The amounts recognized for long-term benefits (anniversary premiums) and retirement benefits (lump-sum retirement payments and supplementary pension liabilities) granted to employees are as follows:

In thousand euros	06/30/2022	12/31/2021	06/30/2021[1]
Present value of the liability	14,199	16,167	15,715
Fair value of hedging assets	(3,118)	(2,950)	(2,901)
Net present value of the liability	**11,082**	**13,217**	**12,814**
Non-recognized profits (losses)	0	0	0
Non-recognized costs of past services	0	0	0
NET LIABILITY	**11,082**	**13,217**	**12,814**

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The net commitment recorded as non-recurring provisions amounted to €11 million after taking into account hedging assets estimated at €3 million at June 30, 2022.

The actuarial difference for the period recorded in other comprehensive income amounts to €2 million.

Change in liability

In thousand euros	06/30/2022	12/31/2021	06/30/2021[1]
Net present value of the liability at beginning of period	**13,217**	**13,256**	**13,256**
Cost of services rendered during the year	517	1,000	500
Net interest	61	63	31
Actuarial differences	(247)	(301)	(45)
Effects of any change or liquidation of the plan	82	0	0
Expense recognized under salaries and benefits	**413**	**762**	**487**
Benefits paid (net)	(280)	(513)	(355)
Contributions paid	(276)	(22)	0
Actuarial differences not written to profit or loss	(1,992)	(266)	(573)
Net present value of the liability at end of period	**11,082**	**13,217**	**12,814**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

The main actuarial assumptions used to calculate Group commitments are as follows:

	06/30/2022	12/31/2021	06/30/2021
Wage increase rate (net of inflation)	0.00% - 0.25%	0.00% - 0.25%	0.00% - 0.25%
Discount rate	3.00% - 3.25%	0.00% - 1.00%	0.00% - 1.00%
Inflation rate	2.00%	1.50%	1.50%

5.5.5.15 Trade payables

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Trade payables on goods and services	53,222	57,061	62,123
Fixed asset trade payables	119,113	131,341	89,955
TRADE PAYABLES	**172,334**	**188,401**	**152,078**

5.5.5.16 Current tax and employee-related liabilities

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Social security liabilities	21,496	29,597	24,414
Value added tax	18,616	15,013	21,018
Other tax liabilities	49,322	4,025	53,806
CURRENT TAX AND EMPLOYEE-RELATED LIABILITIES	**89,435**	**48,635**	**99,238**

5.5.5.17 Other current liabilities

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Customer credit balance	66,302	61,564	54,829
Other payables [1]	199,019	6,827	198,057
Deferred income	3,300	3,398	4,468
OTHER CURRENT LIABILITIES	**268,621**	**71,790**	**257,355**

(1) Including dividends paid on July 6, 2022 for €195 million.

5.5.5.18 Off-balance sheet commitments

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Commitments given – Operating activities			
Asset-backed liabilities	0	45,383	46,490
Works amount to be invested (including off-plan property sales)	548,563	639,014	462,066
Preliminary property sale agreements	36,051	32,008	348,210
Other[1]	17,270	17,270	17,270
COMMITMENTS GIVEN	**601,885**	**733,675**	**874,036**
Commitments received – Financing			
Undrawn credit lines	4,585,000	4,455,000	4,455,000
Commitments received – Operating activities			
Preliminary property sale agreements	29,254	29,254	346,260
Mortgage-backed receivable	300	300	300
Financial guarantees for management and transaction activities	880	880	660
Guarantees received in connection with works (including off-plan property sales)	247,526	226,154	33,728
Other[2]	1,328,971	1,328,891	1,246,307
COMMITMENTS RECEIVED	**6,191,932**	**6,040,478**	**6,082,255**

(1) Of which €17 million in liability guarantees granted as part of the sale of shares of subsidiaries (€14 million for former Eurosic subsidiaries and €3 million for Hôtelière de La Villette).
(2) Of which a €1,240 million guarantee received as part of the acquisition of Avenir Danton Défense and Avenir Grande Armée equities.

During the course of its normal business operations, Gecina made certain commitments to be fulfilled within a maximum of ten years, and which do not appear in the table of commitments given because their cost is not yet known. Based on the assessments of the Group and its advisers, there are currently no commitments likely to be called and which would materially impact Gecina's earnings or financial position.

5.5.5.19 Recognition of financial assets and liabilities

In thousand euros	Assets/ liabilities valued at fair value through the income statement	Assets/ liabilities held to maturity	Loans and receivables	Liabilities at amortized cost	Historic cost[1]	Fair value through other comprehensive income	Total	Fair value
Financial fixed assets	0	300	14,010	0	0	37,762	52,072	52,072
Equity-accounted investments	0	0	0	0	114,476	0	114,476	114,476
Cash	124,160	0	0	0	0	0	124,160	124,160
Financial instruments[2]	172,839	0	0	0	0	0	172,839	172,839
Other assets	0	0	0	0	160,937	0	160,937	160,937
FINANCIAL ASSETS	**296,999**	**300**	**14,010**	**0**	**275,413**	**37,762**	**624,484**	**624,484**
Financial debt[3]	0	1,446,420	0	5,641,014	0	0	7,087,434	6,530,547
Financial instruments[2]	113,789	0	0	0	0	0	113,789	113,789
Other liabilities	0	0	0	0	611,961	0	611,961	611,961
FINANCIAL LIABILITIES	**113,789**	**1,446,420**	**0**	**5,641,014**	**611,961**	**0**	**7,813,185**	**7,256,298**

(1) Due to the short-term nature of these receivables and debts, the book value represents a good estimate of fair value, as the discount effect is immaterial.
(2) According to IFRS 7 and IFRS 13, the fair value of the financial instruments is classified as level 2, which means that the valuation is based on observable market data.
(3) See Note 5.5.5.12.1.

5.5.6 — Notes to the consolidated statement of comprehensive income

5.5.6.1 Gross rental income

The revenue analysis by segment is detailed in Note 5.5.8.

Minimum future rents receivable until the next possible termination date under the operating leases of commercial properties are as follows:

In thousand euros	06/30/2022	06/30/2021
Less than 1 year	436,713	459,817
1 to 5 years	986,546	1,128,892
Over 5 years	277,977	448,458
TOTAL	**1,701,235**	**2,037,167**

5.5.6.2 Direct operating expenses

Property expenses largely comprise:

- rental expenses, including expenses related to building staff as well as local taxes;
- expenses related to non-capitalizable work, property management and any disputes;
- cost of rental risk consisting of net impairments plus the amount of losses and profits on unrecoverable receivables for the period.

Net direct operating expenses primarily represent non-rechargeable property expenses by type, the share of rental expenses not billed to tenants due to vacancy, and the cost of rental risk.

In thousand euros	06/30/2022	06/30/2021
External purchases and services	(56,073)	(51,269)
Taxes and other payables	(65,586)	(69,775)
Salaries and benefits	(2,228)	(2,060)
Cost of rental risk	(528)	(835)
Other expenses	0	8
Property expenses	**(124,414)**	**(123,931)**
Recharges to tenants	**84,351**	**82,775**
NET DIRECT OPERATING EXPENSES	**(40,063)**	**(41,155)**

5.5.6.3 Operating income from finance leases and hotel activities

In thousand euros	06/30/2022	06/30/2021
Financial fees and other income on finance lease transactions	8,295	15,030
Operating expenses	(7,269)	(13,796)
CURRENT OPERATING INCOME ON FINANCE LEASE TRANSACTIONS	**1,026**	**1,234**
Hotel operating income	2,270	279
Hotel operating expenses	(1,498)	(574)
Depreciation of the hotel activity	(386)	(371)
CURRENT OPERATING INCOME ON THE HOTEL ACTIVITY	**387**	**(666)**

5.5.6.4 Services and other income (net)

These largely comprise the following items:

In thousand euros	06/30/2022	06/30/2021
Income from service activities	221	205
Reversals of investment subsidies	45	43
Other income	1,005	2,900
SERVICES AND OTHER INCOME (NET)	**1,271**	**3,148**

5.5.6.5 Overheads

Overheads break down as follows:

In thousand euros	06/30/2022	06/30/2021[1]
Salaries and benefits	(33,240)	(33,094)
Internal costs	2,997	3,354
Share-based payments	(1,725)	(2,040)
Net management costs	(10,975)	(9,855)
Invoicing of fees for rental and technical management	3,341	3,400
OVERHEADS	**(39,602)**	**(38,235)**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

Salaries and benefits relate to the Company's staff, with the exception of building staff included in property expenses.

Depending on their nature, certain salaries and fringe benefits and management fees are reclassified in a total amount of €3 million as at June 30, 2022 (internal costs). Expenses attributable to disposals are recorded under gains or losses on disposal, those attributable to projects under development and marketing actions are recognized as fixed assets. Lastly, fees attributable to ongoing studies are booked as prepaid expenses.

Share-based payments concern performance shares (see Note 5.5.9.4) and are booked in accordance with IFRS 2 (see Note 5.5.3.8).

Management costs primarily include fees paid by the Company and head office operating costs.

5.5.6.6 Real estate margin

The last asset held under the real estate trader regime was sold in the second half of 2021.

5.5.6.7 Gains or losses on disposals

Disposals represented:

In thousand euros	06/30/2022	06/30/2021
Block sales	100,058	100,146
Unit sales	6,333	3,719
Proceeds from disposals	**106,391**	**103,865**
Block sales	(92,923)	(95,484)
Unit sales	(5,366)	(3,064)
Net book value	**(98,289)**	**(98,548)**
Block sales	(1,178)	(2,991)
Unit sales	(539)	(184)
Cost of sales	**(1,718)**	**(3,175)**
Share of goodwill	**(1,444)**	**(1,650)**
GAINS OR LOSSES ON DISPOSALS	**4,940**	**491**

Gains and losses on disposal amount to €5 million, including –€1.4 million for the share of goodwill written back with respect to the assets transferred within the Offices CGU.

Salaries and benefits and management costs reclassified as a result of disposal to internal costs are stable at €0.7 million.

5.5.6.8 Change in value of properties

Changes in the fair value of the property portfolio break down as follows:

In thousand euros	12/31/2021	06/30/2022	Change
Investment properties	17,983,515	18,289,107	
Changes in consolidation scope	(92,930)	(190,420)	
Investment properties on a comparable basis	**17,890,585**	**18,098,687**	**208,102**
Capitalized works on investment properties			(42,470)
Capitalized salaries and fringe benefits on investment properties			(1,175)
Linearization of commercial benefits			(4,823)
Other capitalized charges on investment properties(1)			(1,638)
Change in value of investment properties on a comparable basis			**157,996**
Change in value of buildings under reconstruction or acquired			201,200
Change in value of properties for sale			3,706
CHANGE IN VALUE OF PROPERTIES			**362,903**

(1) Mainly marketing costs and eviction allowances.

Pursuant to IFRS 13 (see Note 5.5.3.1.1), the tables below break down, by activity sector, the ranges of the main unobservable inputs (level 3) used by property appraisers:

Commercial sector	Yield rate	DCF discount rate	Market rental value *(in €/sq.m)*
Paris CBD	2.20% - 3.40%	2.85% - 4.50%	525 - 910 €/m²
Paris non-CBD	2.60% - 6.40%	3.30% - 5.90%	280 - 900 €/m²
Paris	**2.20% - 6.40%**	**2.85% - 5.90%**	**280 - 910 €/m²**
Inner Ring	3.35% - 8.15%	4.00% - 7.50%	120 - 660 €/m²
Outer Ring	9.75% - 9.75%	10.20% - 10.20%	75 - 185 €/m²
Paris Region	**3.35% - 9.75%**	**4.00% - 10.20%**	**75 - 660 €/m²**
Rest of France	3.95% - 4.25%	4.50% - 4.70%	210 - 290 €/m²
COMMERCIAL	**2.20% - 9.75%**	**2.85% - 10.20%**	**75 - 910 €/m²**

Traditional Residential	Yield rate	DCF discount rate	Unit sale price *(in €/sq.m)*
Paris	2.20% - 2.85%	2.65% - 5.05%	9,190 - 13,980 €/m²
Inner Ring	3.05% - 3.60%	2.95% - 4.20%	4,930 - 8,570 €/m²
TRADITIONAL RESIDENTIAL	**2.20% - 3.60%**	**2.65% - 5.05%**	**4,930 - 13,980 €/m²**

Student Residences	Yield rate	DCF discount rate
Paris	3.00% - 3.00%	3.50% - 3.50%
Paris Region	3.75% - 4.50%	3.50% - 4.50%
Rest of France	4.00% - 4.50%	4.00% - 5.00%
STUDENT RESIDENCES	**3.00% - 4.50%**	**3.50% - 5.00%**

Sensitivity to changes in the capitalization rate

An unfavorable situation on the real estate market could have a negative impact on the valuation of Gecina's property portfolio and its operating income. All other things being equal, a downturn in the real estate market, resulting in an increase of 50 basis points (+0.5%) in capitalization rates, could result in a decrease of approximately 11.1% in the appraised value of Gecina's property portfolio (on the assumption that such a downturn would affect all the different segments of Gecina's real estate business) representing around €2,270 million based on the block valuation of the assets at June 30, 2022, and would also have an unfavorable impact on Gecina's consolidated earnings.

Change in capitalization rate	Valuation of assets *(in million euros)*	Change in assets *(in %)*	Impact on consolidated net income *(in million euros)*
All sectors[1]			
+0.50%	18,237	–11.1%	(2,270)
+0.25%	19,305	–5.9%	(1,202)
Offices			
+0.50%	14,724	–10.8%	(1,775)
+0.25%	15,561	–5.7%	(938)
Traditional residential			
+0.50%	3,147	–12.8%	(461)
+0.25%	3,362	–6.8%	(247)
Student residences			
+0.50%	357	–8.5%	(33)
+0.25%	373	–4.4%	(17)

(1) Except finance leases.

5.5.6.9 Net financial expenses

In thousand euros	**06/30/2022**	**06/30/2021**
Interest and charges on loans (including undrawn credit lines)	(45,710)	(47,414)
Other financial expenses	(3,957)	(33)
Losses from translation differentials	(83)	(134)
Capitalized interests on projects under development	2,602	1,887
Interest on lease obligations	(755)	(758)
Financial expenses	**(47,903)**	**(46,451)**
Interest income on hedging instruments	5,877	2,792
Other financial income	3	6
Foreign exchange gains	0	381
Financial income	**5,881**	**3,179**
NET FINANCIAL EXPENSES	**(42,023)**	**(43,272)**

The average cost of the drawn debt amounted to 0.9% in the first half of 2022.

5.5.6.10 Change in value of financial instruments

Net valuation of financial instruments increased by €12 million over the period (see Note 5.5.5.12.2).

Based on the existing hedging portfolio and the anticipated debt in 2022:

- A 0.5% increase in the yield curve compared to that of 30 June 2022 would generate an additional financial expense of +€2 million in 2022, as well as a change in fair value of the derivatives portfolio recognized in income of +€9 million;
- A 0.5% decrease in the yield curve compared to that of 30 June 2022 would lead to a drop in financial expenses in 2022 of -€3 million, as well as a change in fair value of –€7 million.

The Group holds all financial instruments to hedge its debt. None of them are held for speculative purposes.

5.5.6.11 Taxes

In thousand euros	06/30/2022	06/30/2021
Contribution on the value added of companies[1]	(1,592)	(1,281)
Corporate income tax	(11)	0
Recurrent tax	**(1,602)**	**(1,281)**
Corporate income tax	44	878
Deferred taxes	0	32
Non-recurrent tax	**44**	**910**
TAXES	**(1,558)**	**(371)**

(1) The Contribution on the value added of companies (Cotisation sur la valeur ajoutée des entreprises – CVAE) is considered as income tax, whereas the business real estate tax (Cotisation foncière des entreprises – CFE), which mainly pertains to the corporate head office, is recognized under overheads.

The SIIC regime is a tax transparency regime which defers the payment of tax to the shareholder through the dividends they receive that result from a distribution obligation for the Company subject to the SIIC regime (see Note 5.5.3.13.2).

IAS 12 "Income taxes" requires the reconciliation of the booked tax charge with the theoretical tax charge (equal to the multiplication of pre-tax income with the theoretical tax rate defined below).

- The theoretical tax rate of 25.8% corresponds to the ordinary tax rate of 25% and to the corporate income tax social contribution of 3.3%.
- The effective tax rate presented covers corporate income tax and the CVAE, excluding all other taxes, local taxes and royalties.

In thousand euros	06/30/2022	06/30/2021[1]
Consolidated net income	562,075	383,716
Tax (incl. CVAE)	1,558	371
Pre-tax income	**563,634**	**384,087**
Theoretical tax in %	**25.80%**	**28.40%**
Theoretical tax in value	**145,417**	**109,081**
Impact of SIIC regime related to the change in value of properties	(93,629)	(53,257)
Impact of SIIC regime related to the other items of net income	(51,834)	(57,031)
Impact of permanent and timing differences	405	1,189
Impact of tax rate differences between France and other countries	20	(17)
Equity-accounted investments	(412)	(875)
Contribution on the value added of companies	1,592	1,281
TOTAL	**(143,859)**	**(108,710)**
Effective tax expense per income statement	1,558	371
EFFECTIVE TAX RATE	**0.28%**	**0.10%**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.5.6.12 Earnings per share

Earnings per share are calculated by dividing net income attributable to shareholders by the weighted average number of ordinary shares in circulation during the year.

Diluted earnings per share are calculated by dividing net income for the year attributable to shareholders by the weighted average number of ordinary shares outstanding during the year, adjusted for the impact of equity instruments to be issued when the issue conditions are met and the dilutive effect of the benefits granted to employees through the allocation of stock options and performance shares.

In accordance with IAS 33 "Earnings per share", the amounts per share for the previous financial period were restated retroactively, where applicable, to take the new shares created over the financial period into account.

	06/30/2022	06/30/2021(1)
Earnings attributable to owners of the parent company *(in thousand euros)*	562,836	383,198
Weighted average number of shares before dilution	73,752,206	73,667,786
Undiluted earnings per share attributable to owners of the parent company *(in euros)*	**7.63**	**5.20**
Earnings attributable to owners of the parent company, after the effect of dilutive securities *(in thousand euros)*	562,836	383,198
Weighted average number of shares after dilution	73,931,964	73,824,095
DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT COMPANY *(IN EUROS)*	**7.61**	**5.19**

	06/30/2022	06/30/2021(1)
Earnings attributable to owners of the parent company before dilution (In thousand euros)	562,836	383,198
Impact of dilution on earnings (securities allocations effect)	0	0
Diluted earnings attributable to owners of the parent company *(in thousand euros)*	**562,836**	**383,198**
Weighted average number of shares before dilution	73,752,206	73,667,786
Impact of dilution on average number of shares	179,758	156,309
WEIGHTED AVERAGE NUMBER OF SHARES AFTER DILUTION	**73,931,964**	**73,824,095**

(1) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.5.7 — Notes to the consolidated statement of cash flows

5.5.7.1 Change in value, premium and bond redemption costs

In thousand euros	Note	06/30/2022	12/31/2021	06/30/2021
Change in value of properties	5.5.6.8	(362,903)	(460,407)	(187,526)
Change in value of financial instruments	5.2	(12,124)	(11,429)	(7,606)
Premium and bond redemption costs	5.2	0	31,707	0
CHANGE IN VALUE, PREMIUM AND BOND REDEMPTION COSTS		**(375,027)**	**(440,129)**	**(195,132)**

5.5.7.2 Change in operating working capital requirements

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Customers change	23 770	(2,388)	27,242
Change in other receivables	16 101	(18,029)	(1,469)
Change in prepaid expenses	2 663	(671)	2,923
Total balance sheet assets	**42 533**	**(21,087)**	**28,696**
Change in tenants' security deposits	6 432	5,097	898
Change in trade payables	(3 839)	(4,406)	656
Change in tax and employee-related liabilities	40 847	(2,482)	47,439
Change in other debts	2 431	(2,695)	(12,828)
Change in deferred income	(98)	893	1,963
Total balance sheet liabilities	**45 773**	**(3,593)**	**38,127**
CHANGE IN OPERATING WORKING CAPITAL REQUIREMENTS	**3 240**	**17,495**	**9,431**

5.5.7.3 Proceeds from disposals of property, plant and equipment and intangible assets

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Block sales	99,237	505,185	99,651
Unit sales	6,333	6,407	3,719
Proceeds from disposals	**105,570**	**511,592**	**103,370**
Block sales	(1,182)	(4,734)	(3,211)
Unit sales	(539)	(520)	(184)
Cost of sales	**(1,721)**	**(5,254)**	**(3,395)**
CASH INFLOW LINKED TO DISPOSALS[(1)]	**103,848**	**506,338**	**99,975**

(1) Includes the disposals of assets held under the real estate trader regime and recorded in the real estate margin.

5.5.7.4 Change in working capital requirements from investing activities

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Change in other receivables (fixed asset buyers)	14,267	14,790	(3,635)
Change in fixed asset trade payables	(10,583)	31,203	(326)
CHANGE IN WORKING CAPITAL REQUIREMENTS FROM INVESTING ACTIVITIES	**3,684**	**45,993**	**(3,960)**

5.5.7.5 Dividends paid to shareholders of the parent company

After paying an interim dividend of €2.65 per share on March 3, 2022, the General Meeting of April 21, 2022 approved the payment of a dividend of €5.30 per share for the 2021 financial year. The balance of €2.65 per share still owing was paid out on July 6, 2022.

For the 2020 financial year, the Group distributed a dividend per share of €5.30 for a total of €390 million.

5.5.7.6 New loans and repayments of loans

In thousand euros	06/30/2022	12/31/2021	06/30/2021
New loans[1]	2,478,651	3,487,234	3,180,366
Repayments of loans[1]	(2,268,053)	(3,791,287)	(2,687,308)
CHANGE IN LOANS	**210,598**	**(304,053)**	**493,058**

(1) Includes renewals of Negotiable European Commercial Paper (NEU CP) during the year.

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Debts at year closing	7,087,434	6,913,012	7,677,416
Debts at year opening	(6,913,012)	(7,224,320)	(7,224,320)
Accrued interest at year closing	(19,479)	(53,483)	(21,609)
Accrued interest at year opening	53,483	58,851	58,851
Impact of bonds issued	2,455	2,043	2,950
Other changes	(282)	(156)	(230)
CHANGE IN LOANS	**210,598**	**(304,053)**	**493,058**

5.5.7.7 Other cash flows from financing activities

In thousand euros	06/30/2022	12/31/2021	06/30/2021
Premium and bond redemption costs	0	(28,129)	0
Premiums paid or received on financial instruments	(262)	(23,167)	(632)
OTHER CASH FLOWS FROM FINANCING ACTIVITIES	**(262)**	**(51,296)**	**(632)**

5.5.8 — Segment reporting

The Group operates in France (except for minimal operations in other European countries). It is structured into various business sectors, as follows:

5.5.8.1 Income statement for business sectors at June 30, 2022

In thousand euros	Commercial	Residential	Student residences	Other sectors[1]	Segments total
Rent on commercial properties	242,468	4,377	223	0	247,068
Rent on residential properties	2,569	48,707	0	0	51,276
Rent on student residences	0	0	9,850	0	9,850
Gross rental income[2]	**245,037**	**53,084**	**10,073**	**0**	**308,193**
Property expenses	(99,939)	(20,267)	(4,209)	0	(124,415)
Recharges to tenants	74,325	8,270	1,757	0	84,351
Net rental income	**219,423**	**41,087**	**7,621**	**0**	**268,130**
% margin on rents	**89.5%**	**77.4%**	**75.7%**		**87.0%**
Current operating income on finance lease transactions				**1,026**	**1,026**
Current operating income on the hotel activity				**387**	**387**
Services and other income (net)	718	338	215	0	1,271
Overheads					(39,602)
EBITDA					**231,210**
Gains or losses on disposals	4,604	354	(18)	0	4,940
Change in value of properties	314,019	39,379	9,505	0	362,903
Depreciation and amortization					(4,807)
Net impairments and provisions					(860)
Operating income					**593,387**
Net financial expenses					(42,023)
Financial impairment					266
Change in value of financial instruments					12,124
Net income from equity-accounted investments					(121)
Pre-tax income					**563,634**
Taxes					(1,558)
Consolidated net income					**562,075**
Of which consolidated net income attributable to non-controlling interests					(761)
Of which consolidated net income attributable to owners of the parent company					**562,836**

Assets and liabilities by segment at June 30, 2022					
Gross portfolio (excl. headquarters)	16,142,637	3,608,189	390,573	185,640	20,327,039
Of which property acquisitions	768	15,081	0	0	15,849
Of which properties for sale	8,400	199,756	0	0	208,156
Amounts due from tenants	61,311	8,157	487	15,886	85,841
Provisions for tenant receivables	(9,419)	(6,000)	(661)	(8,789)	(24,868)
Security deposits received from tenants	73,370	9,417	1,919	164	84,871

(1) The other business segments include finance leasing and hotel company operations.
(2) Rents are presented by type of lease agreement, while the segment analysis is based on the Group's organization.

5.5.8.2 Income statement for business sectors at June 30, 2021

In thousand euros	Commercial	Residential	Student residences	Other sectors[1]	Segments total[3]
Rent on commercial properties	248,204	4,404	209	0	252,817
Rent on residential properties	2,517	48,277	0	0	50,794
Rent on student residences	0	0	7,836	0	7,836
Gross rental income[2]	**250,721**	**52,681**	**8,045**	**0**	**311,447**
Property expenses	(99,808)	(19,802)	(4,320)	0	(123,931)
Recharges to tenants	73,511	8,038	1,226	0	82,775
Net rental income	**224,424**	**40,917**	**4,951**	**0**	**270,292**
% margin on rents	**89.5%**	**77.7%**	**61.5%**		**86.8%**
Current operating income on finance lease transactions				**1,234**	**1,234**
Current operating income on the hotel activity				**(666)**	**(666)**
Services and other income (net)	675	2,577	(104)	0	3,148
Overheads					(38,235)
EBITDA					**235,773**
Real estate margin	(120)	0	0	0	(120)
Gains or losses on disposals	160	249	0	81	491
Change in value of properties	140,603	42,477	4,446	0	187,526
Depreciation and amortization					(5,053)
Net impairments and provisions					(1,943)
Operating income					**416,674**
Net financial expenses					(43,272)
Change in value of financial instruments					7,606
Net income from equity-accounted investments					3,080
Pre-tax income					**384,087**
Taxes					(371)
Consolidated net income					**383,716**
Of which consolidated net income attributable to non-controlling interests					518
Of which consolidated net income attributable to owners of the parent company					**383,198**

Assets and liabilities by segment at June 30, 2021					
Gross portfolio (excl. headquarters)	15,902,208	3,324,316	382,561	238,878	19,847,962
Of which property acquisitions	529	0	0	0	529
Of which properties for sale	320,024	298,666	0	0	618,691
Amounts due from tenants	76,199	8,294	716	17,306	102,515
Provisions for tenant receivables	(9,696)	(6,257)	(654)	(8,117)	(24,724)
Security deposits received from tenants	62,729	9,708	1,695	108	74,239

(1) The other business segments include finance leasing and hotel company operations.
(2) Rents are presented by type of lease agreement, while the segment analysis is based on the Group's organization.
(3) The financial statements at June 30, 2021 have been restated to reflect the application of the IFRIC decision regarding the calculation of pension liabilities (see Note 5.5.2.2).

5.5.9 — Other information

5.5.9.1 Shareholding structure of the Group

Gecina's shareholding is structured as follows:

Breakdown of share capital and voting rights at June 30, 2022

Shareholders	Number of shares	% of share capital	% of theoretical voting rights(1)	% of exercisable voting rights(2)
Ivanhoé Cambridge	11,575,623	15.12%	15.12%	15.70%
Crédit Agricole Assurances – Predica	10,515,849	13.73%	13.73%	14.26%
Norges Bank	7,160,959	9.35%	9.35%	9.71%
Other shareholders(3)	44,484,775	58.10%	58.10%	60.33%
Treasury shares	2,835,644	3.70%	3.70%	
TOTAL	**76,572,850**	**100.00%**	**100.00%**	**100.00%**

(1) The calculation of percentages of voting rights takes into account all shares entitled to voting rights, including shares with restricted voting rights (treasury shares).
(2) The calculation of percentages does not include the treasury shares held by the Company which have restricted voting rights.
(3) Removal of obligatory registered basis form of shares on May 4, 2020 (General Meeting of April 23, 2020).

5.5.9.2 Related parties

A co-exclusive sale mandate for a building located in Neuilly-sur-Seine (Hauts-de-Seine) was signed in May 2011, between YouFirst Residence Immobilier, a subsidiary of Gecina, and Resico, a subsidiary of Predica, shareholder and Director of the Company. In this respect, YouFirst Residence Immobilier has not invoiced fees to Resico during the first half of 2022.

Bami Newco is the subject of insolvency proceedings that commenced in June 2013. Gecina and SIF Espagne reported their receivables in the context of these bankruptcy proceedings.

Bami Newco is neither consolidated nor accounted for under the equity method by Gecina since the Group has no control or significant influence over this entity.

The liquidation plan sent to the parties in November 2015 is still in execution by the court-ordered liquidator. This plan shows a liability significantly higher than the remaining assets of Bami Newco, thereby confirming that it is unlikely for Gecina and SIF Espagne to recover their receivables, considered as subordinated debt, and which amount to a total of €38 million, fully impaired. On January 22, 2016, Gecina and SIF Espagne filed pleadings seeking a classification of fraudulent bankruptcy and liability of the de facto and de jure directors of Bami Newco and they continue to assert their rights and defend their interests in this proceeding.

5.5.9.3 Group employees

Average headcount(1)	06/30/2022	12/31/2021	06/30/2021
Managers	276	263	263
Employees and supervisors	170	175	172
Building staff	54	55	55
TOTAL	**500**	**493**	**490**

(1) Average headcount including short-term contracts.

5.5.9.4 Performance shares

Grant date	Vesting date	Number of shares granted	Stock price when granted	Balance at 12/31/2021	Shares acquired in 2022	Shares canceled in 2022	Balance at 06/30/2022
02/19/2019	02/20/2022	49,010	€127.60	40,694	38,174	2,520	0
02/19/2020	02/20/2023	53,285	€182.00	50,645		525	50,120
02/18/2021	02/19/2024	62,350	€120.00	60,830		892	59,938
02/17/2022	02/18/2025	64,775	€115.50			300	64,475

5.5.9.5 Compensation for administrative and management bodies

Compensation for management bodies concerns Gecina's corporate officers.

In thousand euros	06/30/2022	12/31/2021
Short-term benefits	1,188	1,805
Post-employment benefits	N/A	N/A
Long-term benefits	N/A	N/A
End-of-contract benefits (ceiling for 100% of criteria)	N/A	N/A
Share-based payment	453	N/A

5.5.9.6 Post-balance sheet events

None.

Declaration by the responsible party

6.

6.1 — Statement of the person responsible for this Amendment to the Universal Registration Document

"I certify that the information contained in this Amendment to the 2021 Universal Registration Document is, to the best of my knowledge, fair and accurate, and free from any omission that could alter its substance.

I certify that to my knowledge the complete accounts for the half year ended have been drawn up in accordance with current accounting practice and give a fair picture of the assets, financial situation and profits of the company and all companies included in the consolidation, and that the attached half-yearly activity report gives a true picture of the important events occurring during the first six months of the year, their impact on the accounts, the principal transactions between related parties and a description of the principal risks and uncertainties for the remaining six months of the year."

Beñat Ortega
Chief Executive Officer


CARRÉ B
CARRÉ A B
MICHELET

Report of the Statutory Auditors

7.

7.1 — Statutory Auditors' Review Report on the half-year financial information

(For the period from January 1, 2022 to June 30, 2022)

This is a free translation into English of the statutory auditors' review report on the half-yearly financial information issued in French and is provided solely for the convenience of English-speaking users. This report includes information relating to the specific verification of information given in the Group's half-yearly management report. This report should be read in conjunction with, and construed in accordance with, French law and professional standards applicable in France.

GECINA SA
14-16, rue des Capucines
75084 Paris Cedex 02, France

To the Shareholders,

In compliance with the assignment entrusted to us by your General Meeting and in accordance with the requirements of article L. 451-1-2-III of the French Monetary and Financial Code *("Code monétaire et financier")*, we hereby report to you on:

- the review of the accompanying half-yearly consolidated financial statements of Gecina SA, for the period from January 1 to June 30, 2022,
- the verification of the information presented in the half-yearly management report.

These half-yearly consolidated financial statements are the responsibility of the Board of Directors. Our role is to express a conclusion on these financial statements based on our review.

I. Conclusion on the financial statements

We conducted our review in accordance with professional standards applicable in France.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures.

A review is substantially less in scope than an audit conducted in accordance with professional standards applicable in France and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Based on our review, nothing has come to our attention that causes us to believe that the accompanying half-yearly consolidated financial statements do not give a true and fair view of the assets and liabilities and of the financial position of the Group as at June 30, 2022 and of the results of its operations for the period then ended in accordance with IFRSs as adopted by the European Union.

II. Specific verification

We have also verified the information presented in the half-yearly management report on the half-yearly consolidated financial statements subject to our review.

We have no matters to report as to its fair presentation and consistency with the half-yearly consolidated financial statements.

Paris-la Défense and Neuilly-sur-Seine, July 21, 2022

The Statutory Auditors

KPMG SA

Régis Chemouny
Partner

Sandie Tzinmann
Partner

PricewaterhouseCoopers Audit

Jean-Baptiste Deschryver
Partner

Correspondence table

8.

8.1 — Correspondence table of the Amendment to the Universal Registration Document

This correspondence table contains the headings set out in Annexes 1 and 2 of the Commission Delegated Regulation (EU) 2019/980 of March 14, 2019 and refers to the pages of the 2021 Universal Registration Document and of this Amendment to the 2021 Universal Registration Document where the information relating to each of these headings is mentioned.

HEADINGS CITED IN ANNEXES 1 AND 2 OF DELEGATED REGULATION (EU) 2019/980 OF MARCH 14, 2019HEADINGS CITED IN ANNEXES 1 AND 2 OF DELEGATED REGULATION (EU) 2019/980 OF MARCH 14, 2019		2021 Universal Registration Document		Amendment to the 2021 Universal Registration Document	
		Sections	Pages	Sections	Pages
1	***Persons responsible, third party information, experts' reports and competent authority approval***				
1.1	Identity of the persons responsible	9.1.1; 9.1.3	386	8.3; 8.4	101
1.2	Declaration by the persons responsible	9.1.3	386	6.1	90
1.3	Declaration or report by expert	1.3.3; 3.8	77-78; 188-190		
1.4	Information from third parties	1.3.3; 3.8	77-78; 188-190		
1.5	Declaration without prior approval by the competent authority	Cover sheet	Cover sheet	Cover sheet	Cover sheet
2	***Statutory Auditors***				
2.1	Identity of Statutory Auditors	9.2.1	391	7.1	94
2.2	Any changes	8.2.4; 9.2.1	357-358; 391		
3	***Risk factors***	***Integrated report; 2.1-2.3***	***44-45; 92-116***	***3.1; 5.5.4***	***31-35; 64-65***
4	***Information about the issuer***				
4.1	Legal and commercial name of the issuer	9.3	400	8.4	101
4.2	Place of registration of the issuer, its registration number and LEI	9.3	400		
4.3	Date of incorporation and length of life of the issuer	9.3	400		
4.4	Domicile, legal form of the issuer and applicable legislation, address and telephone number of its registered office, website with a disclaimer	9.3	400	8.4	101
5	***Business overview***				
5.1	Principal activities	Integrated report	16-19; 24-27	21.-2.8	7-24
5.2	Principal markets	Integrated report	8-13	2.1	8-11
5.3	Important events in the development of the issuer's business	Integrated report; 5.5.1	3; 257-258	5.5.1	51
5.4	Strategy and objectives	Integrated report; 1.6	6-31; 84-85	2.8	24
5.5	Issuer's dependence on patents or licenses, industrial, commercial or financial contracts or new manufacturing processes	9.3.3	406		
5.6	Competitive position	Integrated report	8-23		
5.7	Investments	Integrated report; 1.1.5; 1.1.7-1.1.8	24-27; 62; 64-66	2.4	13-15
6	***Organizational structure***				
6.1	Brief description of the Group	5.5.2	258-264	5.5.2	52-58
6.2	List of significant subsidiaries	1.4	79-82	5.5.2	52-58
7	***Operating and financial review***				
7.1	Financial condition	Chapters 1 and 5	56-88; 250-296	Chapters 2 and 5	7-28; 43-87
7.2	Operating results	Integrated report; 1.1.4; 5.2; 5.5.8	50; 61-62; 252; 291	2.3; 5.2; 5.5.8	12-13; 46; 84-85

HEADINGS CITED IN ANNEXES 1 AND 2 OF DELEGATED REGULATION (EU) 2019/980 OF MARCH 14, 2019HEADINGS CITED IN ANNEXES 1 AND 2 OF DELEGATED REGULATION (EU) 2019/980 OF MARCH 14, 2019		2021 Universal Registration Document		Amendment to the 2021 Universal Registration Document	
		Sections	Pages	Sections	Pages
8	***Capital resources***				
8.1	Capital resources information	Integrated report; 5.3	51; 253	5.1	44-45
8.2	Cash flows	5.4	254	5.4	48
8.3	Borrowing requirements and funding structure	1.2	67-71	2.6	19-23
8.4	Restrictions on the use of capital resources	1.2.7; 5.5.5.12.1; 6.3.4.8	71; 277; 311	2.6.7; 3.1; 5.5.5.12.1	22; 33; 71
8.5	Expected sources of funds	1.2	67-71	2.6	19-23
9	***Regulatory environment***	***9.3***	***400***		
10	***Trend information***	***Integrated report***	***8-21***	***2.1***	***8-11***
11	***Profit forecasts or estimates***	***1.6***	***84-85***	***2.8***	***24***
12	***Administrative, management and supervisory bodies and senior management***				
12.1	Board of Directors and the Executive Management team	4.1	194-227	Chapter 4	37-40
12.2	Conflicts of interest	4.1.4	225		
13	***Remuneration and benefits***				
13.1	Remuneration paid and benefits in kind	Integrated report; 4.2; 5.5.9.6	42; 228-245; 296	5.5.9	86-87
13.2	Amounts set aside or accrued to provide for pensions, retirement or similar benefits	5.5.13	279-280	5.5.5.14	72-74
14	***Board practices***				
14.1	Dates of expiration of terms of office	Integrated report; 4.1.1	40; 194-210		
14.2	Service contracts with the issuer binding members of the executive and management bodies	4.1.4; 4.1.5	225; 226	5.5.9.2	86
14.3	Information on the Audit Committee and the Remuneration Committee	Integrated report; 4.1.3.5	41; 220-222	4.1.2	40
14.4	Statement of compliance with the applicable corporate governance regime	4.1.1	194		
14.5	Potential material impacts on the corporate governance	4.1.2	195-198		
15	***Employees***				
15.1	Number of employees and breakdown of staff	3.4.1.1; 5.5.9.4; 6.3.6.3	156; 295; 317	5.5.9.3	86
15.2	Shareholdings and stock options	5.5.9.5; 6.3.6.6	296; 318	5.5.9.4	87
15.3	Agreements for employee share ownership	4.1.7	226-227		
16	***Major shareholders***				
16.1	Shareholders holding more than 5% of the capital on the date of the Registration Document	Integrated report; 5.5.9.1	47; 293-294	5.5.9.1	86
16.2	Existence of different voting rights	4.3; 9.3.2.2	246; 401-402		
16.3	Control	4.3	246		
16.4	Arrangements, the operation of which may result in a change in control	4.3	246		
17	***Related party transactions***	***5.5.9.3***	***295***	***5.5.9.3***	***86***

HEADINGS CITED IN ANNEXES 1 AND 2 OF DELEGATED REGULATION (EU) 2019/980 OF MARCH 14, 2019HEADINGS CITED IN ANNEXES 1 AND 2 OF DELEGATED REGULATION (EU) 2019/980 OF MARCH 14, 2019		2021 Universal Registration Document		Amendment to the 2021 Universal Registration Document	
		Sections	Pages	Sections	Pages
18	***Financial information concerning the issuer's assets and liabilities, financial position and profits and losses***				
18.1	Historical financial information	9.1.2	386	8.2	101
18.2	Interim and other financial information				
18.3	Auditing of historical annual financial information	9.2	391-399	Chapter 7	93-94
18.4	Pro forma financial information				
18.5	Dividend policy	Integrated report; 5.5.9.2	47; 294		
18.6	Legal and arbitration proceedings	5.5.5.13	279-280	5.5.5.14	72-74
18.7	Significant change in the issuer's financial position				
19	***Additional information***				
19.1	Share capital	9.3.2.2	401-402		
19.1.1	Issued capital and number of shares	Integrated report; 6.3.6.2	48; 315	Chapter 1	4
19.1.2	Shares not representing capital				
19.1.3	Treasury shares	5.5.9.1	293-294	5.5.9.1	86
19.1.4	Marketable securities that are convertible, exchangeable or that have warrants attached	6.3.4.3	309		
19.1.5	Acquisition rights and/or obligations attached to authorized but unissued capital	4.1.7	226-227		
19.1.6	Information about any capital of any member of the Group which is under option or agreed to be put under option				
19.1.7	History of share capital	6.3.6.2	315		
19.2	Articles of association and bylaws	9.3.2	400-406		
19.2.1	Register and corporate objects and purposes	9.3.1	400		
19.2.2	Rights, preferences and restrictions attached to each share class	9.3.2.2	401-402		
19.2.3	Statutory or other provisions that would have the effect of delaying, deferring or preventing a change of control				
20	***Material contracts***	***1.1.2; 1.1.6***	***57-60; 63***	***2.1***	***8-11***
21	***Documents available***	***9.1.1***	***386***	***8.2***	***101***

8.2 — Public documents

This half-year financial report is available free of charge on request from the Financial Communication Department at Gecina at the following address: 16, rue des Capucines, 75002 Paris, or by telephone at +33 (0)1 40 40 50 79, or by e-mail to *actionnaire@gecina.fr*. It is also available on Gecina's website *(www.gecina.fr)*.

Other documents accessible at Gecina's head office or on its website include:

- all reports, letters and other documents, historic financial reports, evaluations and statements compiled by an appraiser at the request of the company or mentioned in the 2021 Universal Registration Document;
- the historic financial reports of the company and its subsidiaries for the two years preceding the publication of the half-year financial report.

8.3 — Person responsible for the half-year financial report

Mr. Beñat Ortega, Chief Executive Officer of Gecina (hereinafter the "company" or "Gecina").

8.4 — Persons responsible for financial communications

Nicolas Dutreuil, Deputy CEO in charge of Finance

Samuel Henry-Diesbach, Head of Financial Communications

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