



FINANCIAL REVIEW  
SECURED OPPORTUNITIES  
as of 20 December 2010

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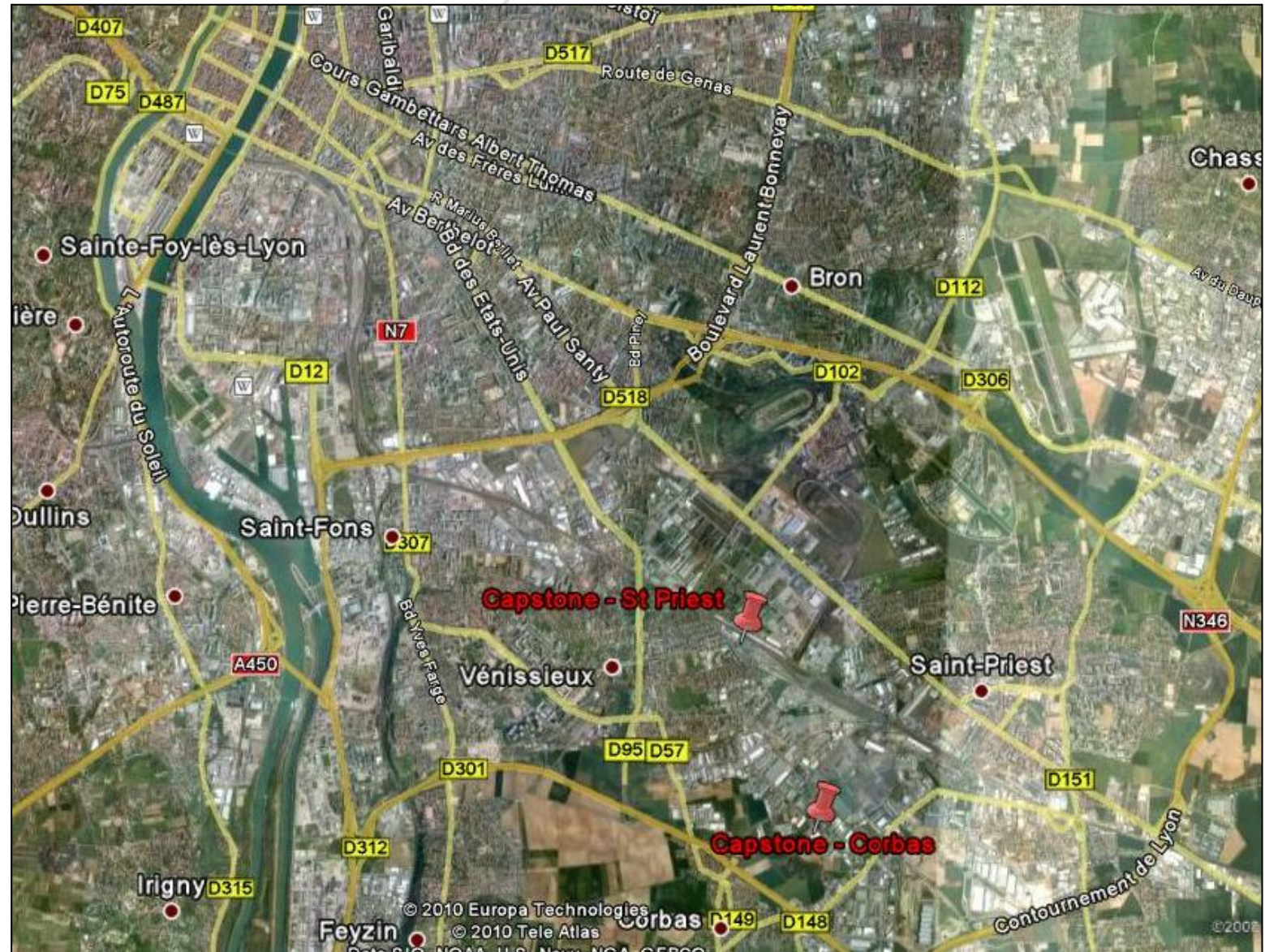
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# 1. LYON

## I. Location map



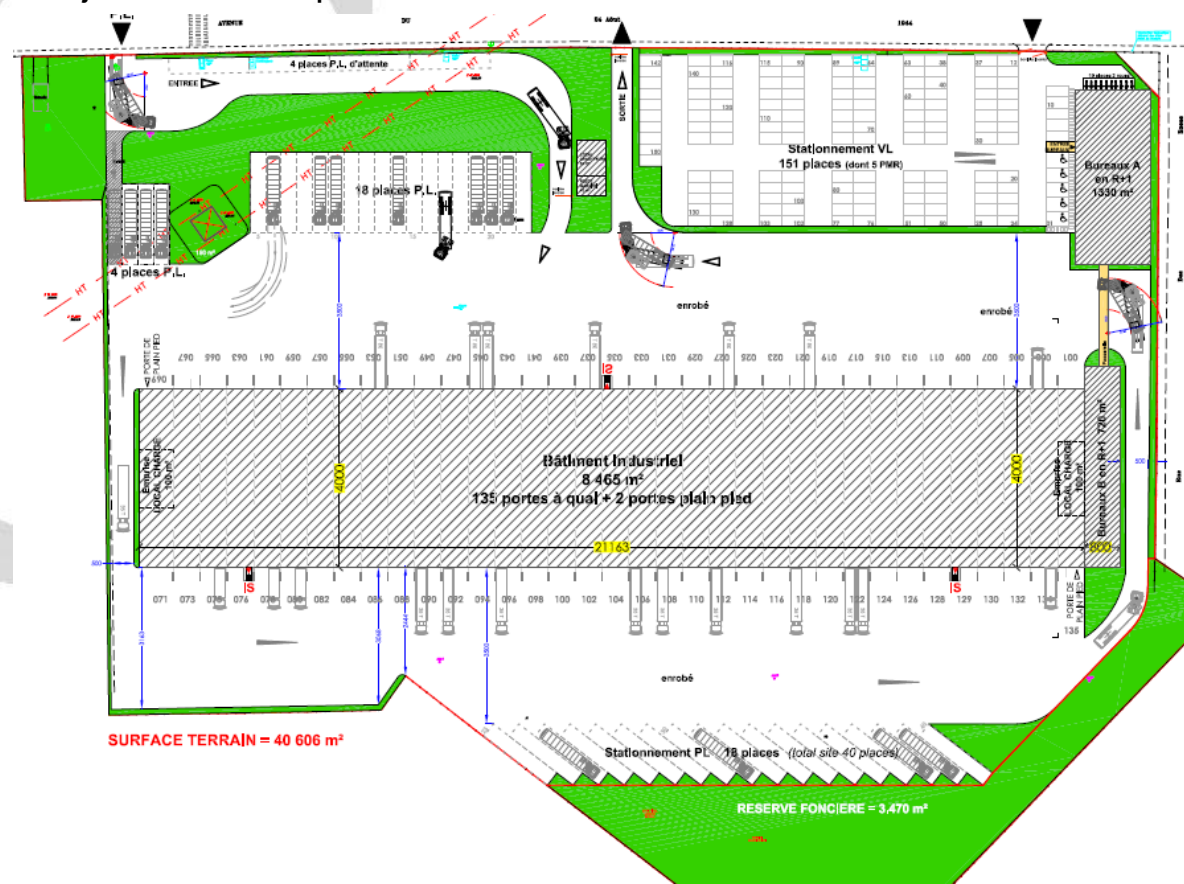
## II. Corbas

### Master plan

Land plot



Projected master plan



<b>Cross-dock</b>	
Platform slab	8 265 m <sup>2</sup>
Charging room (x2)	200 m <sup>2</sup>
<b>Total</b>	<b>8 465 m<sup>2</sup></b>

<b>Office bloc (operation work)</b>	
Office B (ground floor)	360 m <sup>2</sup>
Office B (first floor)	360 m <sup>2</sup>
<b>Total</b>	<b>720 m<sup>2</sup></b>

<b>Office bloc (independant, administrative work)</b>	
Office A (ground floor)	665 m <sup>2</sup>
Office A (first floor)	665 m <sup>2</sup>
Footbridge (over truck yard)	46 m <sup>2</sup>
<b>Total</b>	<b>1 376 m<sup>2</sup></b>

<b>Gate house</b>	
Drivers' room	50 m <sup>2</sup>
Guard room	30 m <sup>2</sup>
<b>Total</b>	<b>80 m<sup>2</sup></b>

**Total 10 641 m<sup>2</sup>**

## II. Corbas

### Background

- Acquisition in 2008 of an 11 acre industrial site at Cobras (Lyon)
  - ▶ Initial investment : €4.3m
  - ▶ Financing (Credit Agricola) : €3.9m (personal investment €680k)
- Ownership : 100% Stephane Lipp (through personal holding companies)
- Objective : Development of a cross-dock facility of approx 11,000 m<sup>2</sup>
- Competition :
  - No more land available under industrial zoning (min. 3 years wait)
  - Large plots of land to be converted are rare
  - The location is excellent for this activity (almost all existing cross-dock centres are located nearby).
- Integration into CAPSTONE : The plot of land will be transferred to the investment subsidiary (to be formed) of CAPSTONE for investors to enter the new structure.

## II. Corbas

### Financials

in €'000,000 (base case)

Cost structure			Total		m²	€/m²	% total
	Land cost		4,5		40 506	112,22	36,34%
	<i>including</i>	Acquisition price (excl. tax, stamp duty)		4,2			
		Demolition		0,2			
	Prof. fees	Engineering, architect, control, security	0,6			56,66	4,82%
	Taxes (on development)		0,2				1,98%
	Utilities (connections)		0,1				0,53%
	Construction		6,2		10 641	582,65	49,57%
	Other		0,9			79,52	6,77%
	<i>including</i>	Decennial guaranty (10 yrs)		0,1			
		Finance cost		0,5			
		Contingencies		0,2			
	Total Cost		12,5			1175,48	100,00%
Annual rent			Total			€/m²	Yield
	Total income		1,1		10 641	102,59	8,82%
	<i>including</i>	Blended rent (incl. parking)		1,1			
		Management fees		0,0			
Investment value			Total			€/m²	Yield/POC
	Investment market price (if sold)		15,3			1 439	7,20%
	Profit on cost (before tax)		2,8			264	22,43%

## First draft master plan



### III. Saint-Priest

#### Background

- Ex parte contract (one-sided promise to sell) signed in December 2010
  - ▶ Completion Q1 2011
  - ▶ 13.2 acre industrial site at Saint-Priest (Lyon)
  - ▶ Initial investment : €1.5m
  - ▶ Two years negotiation
- 4 co-owners with different objectives
- All other potential purchasers failed to complete the negotiation
- Objective : Development of an SME enterprise park of approx 24,000 m<sup>2</sup>
- Competition :
  - Existing parks and other light industrial buildings
  - The projected park will be among the largest in Lyon (allowing tenants to grow within the park)
  - The location is excellent, 1km from Lyon East bypass and 400m from new junction
- Integration into CAPSTONE : The contract is in the name of Stephane Lipp and will be assigned to Capstone

Land plot



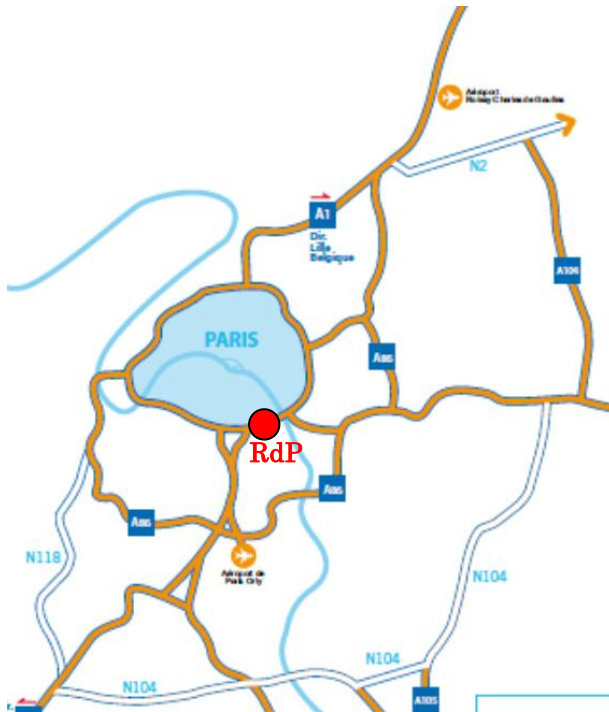
### III. Saint-Priest

#### Financials

in €'000,000 (base case)

Cost structure			Total		m²	€/m²	% total
	Land cost		2,7		55 000	49,85	13,42%
	<i>including</i>	Acquisition price (excl. tax, stamp duty)		1,5			
		Demolition		1,1			
	Prof. fees	Engineering, architect, control, security	1,4			55,82	6,71%
	Taxes (on development)		0,2				1,21%
	Utilities (connections)		0,1				0,32%
	Construction		14,5		24 576	591,55	71,16%
	Other		1,5			59,59	7,17%
	<i>including</i>	Decennial guaranty (10 yrs)		0,3			
		Finance cost		0,4			
		Contingencies		0,5			
	Total Cost		20,4			831,29	100,00%
Annual rent			Total			€/m²	Yield
	Total income		2,1		24 576	84,01	10,21%
	<i>including</i>	Blended rent (incl. parking)		2,1			
		Management fees		0,0			
Investment value			Total			€/m²	Yield/POC
	Investment market price (if sold)		27,8			1 131	7,50%
	Profit on cost (before tax)		7,4			300	36,10%

## I. Location map



## II. Rives de Paris

### Master plan



## II. Rives de Paris

### Background

- Exclusive negotiation of acquisition ongoing
  - ▶ Expected completion Q2 2011
  - ▶ One of the largest SME enterprise parks in Paris
  - ▶ Anticipated acquisition cost :   Approx €43m
  - ▶ Ownership                                   Family holding

40 members (47% secured Jan 2011, 60% Feb 2011)
- Objective :
  - By-out of 100% of the shares of the SA holdco
  - ▶ SME enterprise park of approx 43,000 m<sup>2</sup> built area (12 buildings)
  - ▶ Total revenues : approx €4.3m ; 55 tenants (none predominant)
  - ▶ Initial gross yield : 9 - 11%
  - ▶ Management to be optimised; possibility of extending the site
- Competition :
  - Existing parks and other light industrial buildings
  - The location is excellent, very close to the Paris Périphérique ring road
- Integration into CAPSTONE :
  - The contract will be signed directly by Capstone



## II. Rives de Paris

### Timing

	2010				2011							
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Exclusivity agreement												
Technical/legal/financial due dil.												
LOI and offer												
Price adjustments												
Exchange of contracts												
Legal/financial structuring												
Completion												

## II. Rives de Paris

### Financials 1 – PROJECTED RETURNS

	Base €m	Upside 1 €m	Upside 2 €m
Total acquisition cost (share deal)	56,2	52,3	49,2
Net cash acquired	-6,9	-6,9	-6,9
Net acquisition cost	<b>49,3</b>	<b>45,4</b>	<b>42,3</b>
Initial annual rent	4,5	4,5	4,5
<b>Gross rental yield</b>	<b>9,12%</b>	<b>9,92%</b>	<b>10,65%</b>

NB: Potential upside comes from negotiation of price adjustments

## II. Rives de Paris

### Financials 2 - P&L PROJECTIONS (€'000)

P&L ACCOUNT		2008	2009	2010	Adj	2011	2012	2013	2014	2015
Total revenues		5500	5573	5573	-450	5123	5123	5123	5123	5123
EBIT		1542	1917	1917	408	2069	2069	2069	2069	2069
Net finance income/(cost)		-981	54	54	-303	-174	-124	176	176	176
Net exceptional income/(cost)		774	-175	-175	175	0	0	0	0	0
Corporation tax *	33%	179	111	-593		-625	-625	-625	-625	-625
Net income		1514	1907	1203	280	1270	1270	1270	1270	1270

\* To be mitigated in Capstone tax consolidation

## II. Rives de Paris

### Financials 3 – BALANCE SHEET & TRANSACTION ADJUSTMENTS (€'000)

BALANCE SHEET					Sale adjustments					Revaln	BS
Assets		2008	2009	2010	(1)	(2)	(3)	(4)	2010		nego
Concessions		2	0	0					0		0
Land		5243	5476	5476					5476	-5476	0
Buildings		15188	17813	17046					17046	27954	45000
Other tangible assets		70	64	64					64		64
WIP		2001	0	0					0		0
Investment in subs		4139	3934	3934	-3934				0		0
Other investments		2376	2307	2307	-2307				0		0
Other financial assets		2547	2040	2040					2040		2040
Trade debtors		234	221	221					221		221
Other debtors		821	290	290				-150	140		140
Current accounts		282	236	236					236		236
ST investments		3033	3867	3867					3867		3867
Cash		4436	5132	4242	6241		-3881	150	6752		6752
<b>Total</b>		<b>40372</b>	<b>41380</b>	<b>39723</b>	<b>0</b>	<b>0</b>	<b>-3881</b>	<b>0</b>	<b>35842</b>	<b>22478</b>	<b>58320</b>
<b>Liabilities</b>											
<b>Shareholders equity</b>		<b>28715</b>	<b>29430</b>	<b>29430</b>	<b>0</b>				<b>29430</b>	<b>18769</b>	<b>48199</b>
Provisions		203	307	307					307	3709	4016
Loans		8088	6432	4776					4776		4776
Tenants deposits		715	910	910					910		910
Trade creditors		405	228	228					228		228
Tax & social security		172	192	192					192		192
Other creditors		2075	3881	3881			-3881		0		0
<b>Total</b>		<b>40373</b>	<b>41380</b>	<b>39724</b>	<b>0</b>	<b>0</b>	<b>-3881</b>	<b>0</b>	<b>35843</b>	<b>22478</b>	<b>58321</b>
check 1		1	0	1	0	0	0	0	1	0	1