Press release *March 11, 2002*

KLEPIERRE

NET CURRENT CASH FLOW: +35.1%
NET EARNINGS: +13.9%
REVALUED NET ASSETS: +12.0%
NET DIVIDEND: +12.7%

SOLID GROWTH PROSPECTS IN SHOPPING CENTER BUSINESS

The Klépierre Supervisory Board met on March 8th to review the company's operations in 2001 and approve the financial statements relative thereto, which were validated by the Management Board on March 4, 2002.

The year 2001 was an exceptional one for Klépierre in many respects. A major and ongoing shopping center property development program was initiated last year when Klépierre entered into an agreement with Carrefour to acquire the latter's shopping mall properties in France and Spain. The company also pursued its own development efforts.

Its key financials reflect the success of Klépierre's development bid:

Total	**2001**	**2000**	**2001/2000**
	in millions of €		
Rents (lease income)	271.4	148.6	+82.6%
Cash flow from operations	247.0	132.9	+85.9%

Group share	in millions of €		**Per share***
Net cash flow from operations (excluding development)	**104.5**	**77.4**	**+35.1%**
Net income	65.3	56.1	+13.9%

In euros per share			
Revalued Net Assets (RNA)	144.2	128.4	+12.3%
Revalued Net Assets (RNA) fully diluted	139.6	124.7	+12.0 %
Net dividend offered	3.10	2.75	+12.7%

*Data stated on a fully diluted basis

A SUCCESSFUL CHANGE IN SCALE

Business up a substantial 82.6%

Shopping center business increased significantly in 2001, with lease income tripling versus the prior year. 2001 was not only the first full year of operation with respect to the malls acquired from Carrefour, it also marked the opening of three new shopping centers developed by Klépierre in France. On a constant structural basis, related rents increased by 11.3%. Attesting to the group's capacity to generate organic growth in this business, the increase is attributable to extensions (5%) and the combined impact of indexing and rental increases (6.5%). The financial occupancy rate remained consistently high at 98.3%.

On a constant structural basis, lease income from Klépierre's office properties rose by 9.0% in 2001. The principal driver of this growth was the quality of Klépierre's office properties, which enabled it to renegotiate an overall increase of 40% on the 43 leases that came up for renewal in 2001. In parallel, Klépierre pursued its active arbitrage program throughout the year, making acquisitions totaling €141.3 million and disposing of properties for a total of €135.6 million, which generated a 57.1 M€ capital gain in 2001.

Net current cash flow per share up 35.1% (excluding development)

Net current cash flow (excluding the profit margin on development business) reached 104.5 M€. This key indicator of the group's real profitability rose per share by a substantial 35.1% to 7.6 €, surpassing earlier forecasts. This performance can be attributed to several factors, including significant growth in business volume; economies of scale, reflected in the fact that cash flow from operations increased more than rents; and increased recourse to financial leverage in a positive interest-rate environment.

Group share in net income was €65.3 million, an increase of 16.3% (an increase of 12.3% on a per share basis). Net income was impacted in 2001 by a significant increase in amortization following acquisitions made during the period, partially offset by realized capital gains.

Revalued Net Assets per share at the December 31, 2001 reporting date totaled €144.2. This increase does not reflect the upside potential of the new shopping center portfolio.

OUTLOOK FOR 2002: ANOTHER YEAR OF STRONG GROWTH

With nearly 75% of its business now concentrated in shopping center assets, Klépierre's revenue and earnings growth is no longer tied to the real estate market, but rather to long-term changes in consumer spending patterns, primarily in France, Spain and Italy.

The number one shopping center management specialist in all three of these markets, Klépierre now derives its growth primarily from increases in rents on existing properties that combine the impact of leasehold improvements (extensions) and rental reversion.. This rate of growth, combined with optimization of financial leverage close to 50 %, makes the target of growth in net current cash flow per share of 10% achievable.

Klépierre has significant external growth potential, in addition to this recurrent performance, through acquisitions and new shopping center developments, particularly in relation to its partnership with Carrefour.

Planned investment outlays of €600 million in 2002, of which half has already been committed, should enable Klépierre to achieve growth in fully diluted net current cash flow per share of around 15% in 2002. This investment program includes the final phase in the takeover of Carrefour's French and Spanish shopping mall properties and new opportunities offered in part by the broader partnership with Carrefour, which is expected to firm up by the end of this year.

With a sound financial structure, further strengthened by the redemption of convertible bonds totaling €43 million at year-end 2001, Klépierre has sufficient room to maneuver as it seeks to finance strong growth objectives while respecting the financial strength requirements that it has set for itself.

NET DIVIDEND OF €3.10 PER SHARE: +12.7%

In light of the group's excellent outlook for growth, the Klépierre Executive Board will recommend to the annual general meeting of the shareholders scheduled for April 11, 2001 that a net total dividend of €41.5 million be paid out in respect of 2001, i.e. €3.1 plus an *"avoir fiscal"* tax credit of €1.55 per share for all individual shareholders, and an "avoir fiscal" tax credit of between €0.47 and €1.55 for all institutional shareholders. This represents an increase over the previous year of 12.7% for individual shareholders and of between 3.8% and 12.7% for institutional shareholders.

KLÉPIERRE: THE NUMBER ONE SHOPPING CENTER MANAGER IN CONTINENTAL EUROPE

For additional information, contact:

KLÉPIERRE

Jean-Michel Gault
Chief Financial Officer
Tel: 01 40 67 40 19
Email: jean-michel.gault@klepierre.com

KLÉPIERRE

Soline ROULON
Head of Financial Communication
Tel. 01 40 67 57 39
Email : soline.roulon@klepierre.com

FRI COMMUNICATION

Axel de Chavagnac
Tel: 01 53 75 05 05
Email: adechavagnac@fri.fr

PRESS RELEASE – MARCH 11, 2002
ADDITIONAL INFORMATION

2001 OPERATING HIGHLIGHTS

Shopping Centers

Visible results of the Carrefour agreement in 2001

Under the terms of the agreement dated July 17, 2000, 121 shopping malls had been acquired at December 31, 2001 out of a targeted 160. To date, 128 malls have been acquired, representing an investment of €1.43 billion (out of a projected investment of more than €1.6 billion) and 87% of the total investment called for under the Carrefour agreement in Europe.

In France*, Klépierre and its partners acquired 69 shopping malls in January 2001, followed by the acquisition of Portet-sur-Garonne in August 2001, for a total investment of €933 million. The acquisition of another seven shopping malls in February 2002 raised the amount invested in France to €1.04 billion, 91% of the French target. The contribution of these properties to 2001 lease income was €65.8 million.*

In Spain*, following the acquisition of 47 shopping malls as of the end of December 2000, three additional malls were acquired at the end of 2001. The total investment stands at €351 million, 84% of the target. Shopping centers in Spain generated lease income of €24.6 million in 2001.*

With the Carrefour agreement moving into its second phase, Klépierre and its partners completed the acquisition of five new shopping malls developed by Carrefour covering 77,500 square meters of additional retail space, including three sites under construction that measure more than 20,000 square meters each (Alicante, Oviedo and Tenerife) and two smaller projects in the Madrid suburbs that opened for business in 2001. Out of a total investment of approximately €210 million, €55.9 million had been completed by the end of 2001.

In Greece, the Makedonia shopping center near to Thessalonica was acquired in August 2001 for approximately €40 million. The company expects to acquire two additional shopping malls and two projects under study in 2002, for a similar amount.

As for other countries covered by this agreement, three malls should be acquired for approximately €60 million in Portugal, Poland and the Czech Republic.

Three new shopping centers inaugurated in 2001

Following the inauguration of Val d'Europe, with revenues on a comparable floor area basis at December 2001 up by more than 20% versus the previous year, Klépierre and Ségécé inaugurated three major centers:

- Annecy Courier (March 2001). 19,000 square meters of floor space in a prime city center location, with an Inno supermarket, a Fnac, five mid-size retail outlets, and around 30 boutiques and restaurants. This center is fully owned by Klépierre. A ten-screen cinema complex completes the range of services offered to the public.

- Boulogne-Billancourt - Les Passages (June 2001). Located near the Town Hall, this covered mall offers 22,000 square meters of storefront retail outlets, including an Inno Gourmet supermarket, a Fnac, various mid-size retail outlets, and 40 boutiques and restaurants. Klépierre and AXA have 50-50 ownership of this center. There is also a multiplex cinema.

- Poitiers – Les Cordeliers (October 2001). This city center project covering 13,000 square meters includes a Monoprix, a Fnac and around 40 boutiques. Upon completion of the project and pursuant to an agreement signed in 1999, 50% of the owner's equity was sold to the ING group.

All three projects have been a resounding commercial success since their inauguration, generating €4.5 million in lease income.

Office Properties

Klépierre plans to capitalize on market cycles in this commercial real estate sector. In 2001, the company pursued the active arbitrage program it launched in 1999, disposing of buildings that had recently been relet at the prevailing market price. Proceeds from the sale of 12 such assets, representing 105,331 square meters, totaled €135.6 million. The largest buildings sold included 15 Rue de la vanne in Montrouge (21,025 square meters) and 31-35 rue Baudin in Levallois (5,081 square meters). Consolidated gross capital gains came to €57.1 million.

In parallel with these sales, Klépierre acquired the following properties:

- Issy Les Moulineaux – Zac Forum Seine – Acquisition of a plot of land and signature of an agreement for the development of a 12,388 square meter building. Delivery date: Q4 2002. Investment: €61 million, €48.3 million of which was completed in 2001. Expected return: 7%. The acquisition of a 4,251 square meter extension is currently being considered.

- Paris 75008 – 36 Rue Marbeuf. 3,356 square meters of fully leased up office space. Investment: €19.8 million. Immediate return: 6.5%. This building completes the group's 8,518 square meter Marignan-Marbeuf site, which was completely restructured in 1999.

- Acquisition of a property portfolio of five office buildings for €73.2 million, offering an immediate return of 7.4%. At December 31, 2001, 42% of the leases for these properties were scheduled to come up for renewal at the end of 2004, with rental reversion potential of 35%.

Building name and location		**Total floor area (weighted)**
Paris 75015	1, Bd Victor - Le Barjac	7 315
Paris 75017	141, Avenue de Clichy - Le Brochant	3 449
Boulogne (92)	Le Jardin des Princes	3 761
Issy-les-moulineaux (92)	Le Florentin	1 898
Marne-la-vallée (94)	Maille Nord 4	5 588
TOTAL		**22 011**

Lease income provided by these acquisitions totaled €3.4 million.

FINANCIAL HIGHLIGHTS

In 2001, 211,118 Klépierre convertible bonds (3%) issued in November 1998 were redeemed, leading to the issue of 434,902 new shares earning dividends as of January 1, 2001. Shareholders' equity increased by approximately €43 million. This redemption corresponds to a new equity issue at €95.8 euros per share, although their fair market value is considerably higher. Conversion of the 756,486 bonds outstanding would generate €149.3 million in additional shareholders' equity.

In 2001, Klépierre arranged for the borrowing needed to finance its growth. In February 2001, a syndicated loan was signed for €900 million, including a €670 million five-year loan fully repayable upon maturity and a €230 million tranche serving as a back-up for the commercial paper program launched by Klépierre in July 2001. On this same date, Klépierre issued 7-year bonds for €600 million.

In 2001, the **average cost of debt was 5.30%**. Based on a 3-month Euribor at 3.50%, i.e. 20 percentage points above the current level, Klépierre seeks to achieve an average cost of debt of 5.20% in 2002. Thanks to interest-rate hedges set up, the impact of a 100-bp increase in short-term interest rates on Klépierre's average cost of debt in 2002 would be less than 40 bp.

Key financial ratios

The ratio of net debt to appraised value at December 31 was 44.6%, in line with the group's objective of remaining below 50%. This leaves considerable room for financing future acquisitions.

The ratio of net interest expense to gross cash flow from operations was 2.6, compared with the group target of 2.5 or above.

Finally, the ratio of net current cash flow to the group's net debt at the end of the year was 6.9%, compared with its target of 6% or above.

CONSOLIDATED STATEMENTS OF INCOME (2001-2000)
(TOTAL SHARE)

in € millions	Actual 2001	Actual 2000	Change (%)
Lease income (rents)	271,4	148,6	**82,6%**
Fee income	32,0	19,9	**60,5%**
Revenues (excluding development)	**303,4**	**168,6**	**80,0%**
Other operating income	4,7	7,2	**-34,0%**
OPERATING INCOME	**308,1**	**175,7**	**75,4%**
Property expenses	-14,5	-9,6	**51,3%**
Operating and personnel expenses	-44,9	-33,7	**33,3%**
OPERATING EXPENSES	**-59,4**	**-43,3**	**37,3%**
Proceeds from the sale of projects under development	22,6	79,7	**na**
Cost price of projects under development	-16,9	-70,6	**na**
MARGIN ON DEVELOPMENT BUSINESS	**5,7**	**9,1**	**na**
Depreciation and amortization of fixed assets	-85,3	-44,1	**93,5%**
Net balance of allowances to and releases of reserves	-3,6	-1,3	**na**
RESULTS OF OPERATIONS	**165,6**	**96,2**	**72,2%**
FINANCIAL/INVESTMENT RESULTS	**-96,8**	**-22,3**	**334,3%**
PRE-TAX RESULTS OF OPERATIONS	**68,9**	**73,9**	**-6,8%**
Current tax expense	-23,2	-31,6	**-26,3%**
Share in equity method investees	0,3	0,3	**na**
NET CASH EARNINGS	**45,9**	**42,6**	**7,7%**
Non-recurring income and expense	62,4	30,1	**na**
Amortization of goodwill (non-recurring events)	-3,3	-3,3	**na**
Tax expense (non-recurring)	-22,6	-6,0	**na**
NET EARNINGS OF CONSOLIDATED GROUP	**82,4**	**63,4**	**29,9%**
Share attributable to minority interests	-17,1	-7,3	**133,8%**
GROUP SHARE IN NET INCOME	**65,3**	**56,1**	**16,4%**

CONSOLIDATED RESULTS (2001-2000)
(GROUP SHARE)

(in € millions)	Actual 2001	Actual 2000	Change (%)
Lease income	233,7	133,2	**75,4%**
Fee income	20,9	16,9	**24,0%**
Revenues (excluding development)	**254,6**	**150,1**	**69,6%**
Other operating income	3,8	4,8	**-20,6%**
OPERATING INCOME	**258,4**	**154,9**	**66,9%**
Property expenses	-12,2	-7,3	**67,5%**
Operating and personnel expenses	-33,5	-28,3	**18,3%**
OPERATING EXPENSES	**-45,7**	**-35,6**	**28,4%**
Proceeds from sales of projects under development	22,6	32,4	**na**
Cost price of projects under development	-16,9	-28,8	**na**
MARGIN ON DEVELOPMENT BUSINESS	**5,7**	**3,6**	**na**
Depreciation and amortization of fixed assets	-73,2	-39,7	**84,5%**
Net balance of allowances to and releases of reserves	-3,1	-0,8	**na**
RESULTS OF OPERATIONS	**142,1**	**82,5**	**72,3%**
FINANCIAL/INVESTMENT RESULTS	**-93,3**	**-20,8**	**349,5%**
PRE-TAX RESULTS OF OPERATIONS	**48,8**	**61,7**	**-21,0%**
Current tax expense	-19,0	-26,8	**-29,3%**
Share in equity method investees	0,2	0,2	**na**
NET CASH EARNINGS	**30,0**	**35,1**	**-14,5%**
Non-recurring income and expense	60,3	30,2	**na**
Amortization of goodwill (non-recurring events)	-2,5	-3,2	**na**
Tax expense (non-recurring)	-22,5	-6,0	**na**
GROUP SHARE IN NET INCOME	**65,3**	**56,1**	**16,3%**

CALCULATION OF 2001 CASH FLOWS

In € millions	Total share	Group share
PRE-TAX INCOME FROM OPERATIONS	**68,9**	**48,8**
Depreciation and amortization of long-term assets	-85,3	-73,2
Share in pre-tax earnings of SMEs	0,3	0,3
Accrued post-retirement liabilities	-1,4	-1,0
Amortization of convertible bond redemption premium	-0,7	-0,7
Pre-tax cash flow from operations	**156,6**	**124,0**
Margin on development	5,7	5,7
Pre-tax cash flow from operations (excluding development)	**150,9**	**118,3**
NET RESULT OF OPERATIONS	**45,9**	**30,0**
Depreciation and amortization of long-term assets	-85,3	-73,2
Accrued post-retirement liabilities	-1,4	-1,0
Amortization of convertible bond redemption premium	-0,7	-0,7
Net current cash flow	**133,3**	**104,9**
Margin on development	3,6	3,6
Net current cash flow (excluding development)	**129,6**	**101,3**
NET EARNINGS	**82,4**	**65,3**
Depreciation and amortization of long-term assets	-85,3	-73,2
Accrued post-retirement liabilities	-1,4	-1,0
Amortization of convertible bond redemption premium	-0,7	-0,7
Amortization of goodwill (non-recurring events)	-3,3	-2,5
Net cash flow	**173,2**	**142,8**
Net margin on development	3,6	3,6
Net cash flow (excluding development)	**169,5**	**139,2**

CALCULATION OF REVALUED NET ASSETS (RNAV)

	2001			2000	% 2001/2000
	Balance sheet		Group share	Group share	Group share
Consolidated shareholders' equity (€ millions)	1273,4		937,5	864,8	+ 8,4%
Unrealized capital gains on revalued assets (€ millions)			992,6	798,0	+ 24,4%
Total RNAV (€ millions)	1273,4		1930,1	1662,8	+ 16,1%
Number of shares (end of period)			13 383 557	12 948 655	
RNAV per share (€)			**144,2**	**128,4**	**+ 12,3%**
Number of shares in the event of full redemption of convertible bonds			14 941 919	14 941 919	
Fully diluted RNAV per share (€)			**139,6**	**124,7**	**+ 12,0%**

After redemption of convertible bonds

(in € millions)	TOTAL SHARE 12/31/01	TOTAL SHARE 12/31/00	TOTAL SHARE Var. (%)	GROUP SHARE 12/31/01	GROUP SHARE 12/31/00	GROUP SHARE Change (%)
RENTS (LEASE INCOME)	271,4	148,6	+ 82,6%	233,7	133,2	+ 75,4%
REVENUES	326,0	248,2	+ 31,4%	277,2	182,5	+ 51,9%
CASH FLOW FROM OPERATIONS *	247,0	132,9	+ 85,9%	210,9	119,6	+ 76,4%
CASH FLOW including DEVELOPMENT **	252,7	142,0	+ 77,9%	216,6	123,2	+ 75,8%
NET CASH FLOW FROM OPERATIONS (excluding Development)	156,0	117,0	+ 33,3%	123,3	105,3	+ 17,2%
. per share (in €)				8,3	7,0	+ 17,2%
PRE-TAX CASH FLOW FROM OPERATIONS	161,7	126,2	+ 28,2%	129,0	108,9	+ 18,5%
. per share (in €)				8,6	7,3	+ 18,5%
NET CURRENT CASH FLOW (excluding Development)	132,8	86,4	+ 53,7%	104,5	77,4	+ 35,1%
. per share (in €)				7,0	5,2	+ 35,1%
NET CURRENT CASH FLOW	136,5	92,1	+ 48,1%	108,1	79,6	+ 35,8%
. per share (in €)				7,2	5,3	+ 35,8%
NET CASH FLOW (excluding Development)	172,7	110,6	+ 56,2%	142,4	101,6	+ 40,2%
. per share (in €)				9,5	6,8	+ 40,2%
NET CASH FLOW	176,4	116,2	+ 51,7%	146,0	103,8	+ 40,7%
. per share (in €)				9,8	6,9	+ 40,7%

Number of shares after redemption of all outstanding convertible bonds : 14,941,919

* : Surplus cash from operations

** : surplus cash from operations including development

CONSOLIDATED BALANCE SHEETS (CONDENSED)

ASSETS			LIABILITIES		
(in € milions)	2001	2000	(in € millions)	2001	2000
LONG-TERM ASSETS	**3 181,8**	**1 793,1**	**SHAREHOLDERS' EQUITY**	**937,5**	**864,8**
INTANGIBLES	76,8	21,2	**MINORITY INTERESTS**	335,9	145,7
FIXED	3 041,6	1 765,6			
FINANCIAL	62,9	1,3	**PROVISIONS FOR CONTINGENCIES AND LOSSES**	10,7	7,8
EQUITY METHOD INVESTEES	0,4	5,0			
DEFERRED TAX ASSET	**81,2**	**5,1**	**DEFERRED TAX LIABILITY**	**89,2**	
CURRENT ASSETS	**200,2**	**329,9**	**PAYABLES**	**2 226,8**	**1 293,7**
OPERATIONS UNDER DEVELOPMENT	2,4	97,3	NET LONG-TERM DEBT	1 944,4	1 029,3
TRADE RECEIVABLES	20,0	5,5	TRADE PAYABLES	21,3	48,8
MISCELLANEOUS RECEIVABLES	177,9	227,0	OTHER LIABILITIES	261,1	215,6
CASH & SHORT-TERM INVESTMENTS	**130,4**	**178,7**			
PREPAID EXPENSES	**20,8**	**29,2**	**PREPAID INCOME**	**14,4**	**23,9**
TOTAL ASSETS	**3 614,3**	**2 336,0**	**TOTAL LIABILITIES**	**3 614,3**	**2 336,0**