



KLEPIERRE LAUNCHES A €356M CAPITAL INCREASE WITH PREFERENTIAL SUBSCRIPTION RIGHTS FOR EXISTING SHAREHOLDERS

- **Subscription price: 15.00 euros per share**
- **Subscription ratio: 1 new share for 6 existing shares**
- **Subscription period: November 7, 2008 up to, and including, November 20, 2008**
- **A capital increase with preferential rights for existing shareholders, underwritten by BNP Paribas, which preserves the interests of Klépierre's shareholders and allows them to participate in a new phase in the development of the company**

On July 28, 2008, Klépierre announced its intention to acquire, together with the Dutch fund ABP Pension Fund, Steen & Strøm, Scandinavia's largest integrated real estate company specialised in shopping centers. Klépierre also announced its intention to conduct a rights issue to partially refinance debt incurred to finance this acquisition.

The acquisition closed on October 8, 2008. It resulted for Klépierre in outlaying €600 million, by fully drawing down on available lines of financing.

In order to partially refinance the acquisition, Klépierre is launching today a €356m capital increase with preferential subscription rights, which will result in the issue of 23,744,918 new shares at a subscription price of 15.00 euros per share. Existing shareholders will be entitled to receive one right for each share held.

As announced on July 28, 2008, BNP Paribas group, Klépierre's main shareholder, has confirmed its commitment to subscribe for new shares in an amount at least equal to its current share, i.e. 50.71% of the capital. The remaining portion of the capital increase is underwritten by BNP Paribas, acting as Lead Manager.

Commenting on the transaction, Michel Clair, Chairman of the Executive Board said: *"This rights issue will allow Klépierre to refinance partially the acquisition of Steen & Strøm, which is a key step in Klépierre's strategy. Thanks to this acquisition, our Group continues to broaden its geographic diversification by entering the Scandinavian market, with an attractive macroeconomic environment, and to strengthen its position as a European leader in property management and hence reinforce its relationship with leading brands. In addition, the portfolio of shopping centers owned by Steen & Strøm mainly includes neighbourhood shopping centers, which is perfectly in line with Klépierre's strategy of favouring the most resilient types of shopping centers."*

Laurent Morel, who will become Chairman of the Executive Board on January 1, 2009 when Michel Clair becomes Chairman of the Supervisory Board, added: *"Thanks to the unique quality of its assets, the acquisition of Steen & Strøm strengthens Klépierre's position as a European partner for large retailers. The Steen & Strøm team has been undeniably successful for 20 years, be it in increasing the value of its existing assets or in*

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building its development pipeline. The combined strength of our two companies constitutes a major industrial asset, which reinforces the Group's outlook."

Each shareholder of Klépierre will receive one preferential subscription right per share held as of the close of business on November 6, 2008. Six preferential subscription rights will entitle their holder to subscribe for one new share at a subscription price of 15.00 euros.

The subscription period will last from November 7, 2008 up to and including November 20, 2008. During this period, the preferential subscription rights will be listed and negotiable on the Euronext market of Euronext Paris (code ISIN FR0010686725). Subscriptions subject to reduction ("à titre réductible") will be permitted. The offer will be open to the public in France only.

The new shares will entitle their holders to any dividends paid after their date of issuance, which is expected to be December 2, 2008.

The settlement and listing of the new shares is expected to take place on December 2, 2008.

Information for the public

A prospectus approved by the Autorité des marchés financiers (the "AMF", the French Securities regulator) under n°08-228 on November 5, 2008 is available free of charge at the headquarters of Klépierre, 21 avenue Kléber 75116 Paris, as well as on the Internet websites of Klépierre (www.klepierre.com) and the AMF (www.amf-france.org). The prospectus consists of the reference document ("Document de référence") filed with the AMF on March 10, 2008 under n°D.08-0099, an update of the document de reference filed with the AMF on November 5, 2008 under n°D.08-0099-A01 and an offering memorandum ("Note d'opération", including a summary of the prospectus)

Klépierre draws investors' attention to the risk factors section in the prospectus approved by the AMF.

Upcoming publications:

January 28, 2009

2008 revenues

February 9, 2009

2008 annual earnings

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