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FIRST HALF 2007: OUR PERFORMANCE SOARS

The Board of Directors of Compagnie la Lucette met on 26 July 2007 to approve the interim financial statements for the six months ended 30 June 2007.

All the economic and financial metrics of Compagnie la Lucette approved as at 30 June 2007 show a sharp rise. The Group's performance over the first half of 2007 reflects its ambitions to make Compagnie la Lucette a leading property company by seizing market opportunities while adding value from asset management.

ASSETS €2,356m	OPERATING PROFIT €148.0m	RECURRING CASH FLOW per diluted share €0.69	NAV per diluted share €42.6
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The goal is to establish a portfolio of high quality assets

After €1.8 billion of asset purchases in 2006, the Atrium property located in the business district of Bercy and let to the Ministry of Finance, was acquired on 18 April 2007.

As at 30 June 2007, the group's portfolio represents 45 properties developing a surface area of 770,000 sqm leased to leading companies and mainly concentrated in:

- The most sought after business districts of the Ile de France, both in terms of users and investors in the Office sector;
- The various French business parks in the warehousing sector.

Finally, in line with its value creation strategy, the Group pursued the renovation of its opportunistic assets, especially the building of the Bercy Reflet office in Charenton and Dieumegard building in Saint-Ouen.

All indicators on the rise

Rents rose to €55.5 million for the first half 2007 vs. €24.3 million a year earlier.

The operating profit was €148 million (vs. €39.3 million a year earlier) and includes a €101.6 million net increase in fair value.

The net income was €115.3 million vs. 20.7 million on 30 June 2006.

The net debt ratio on assessed asset value excluding tax is to 55.6%.

A new name for a new Group

The general shareholders' meeting of 24 May 2007 approved the new business name for Mines de la Lucette, which became Compagnie la Lucette.

The €219 million capital increase in May-June 2007, which was aimed to finance future growth and purchase of new assets, notably Atrium, was a success and was oversubscribed.

Promising prospects

Compagnie la Lucette signed two forward sales with certain conditions precedent to closing for two offices buildings, one on 25 April 2007, for 10,000 sqm in the 15th arrondissement and another on 18 July 2007 for 14,000 sqm in Boulogne Billancourt. Pursuant to this two transactions, Compagnie la Lucette is now developing a total of 5 office buildings in Paris Region for a total investment amounting €370 million. They are due to be delivered in 2009 and 2010.

Compagnie la Lucette is pursuing an acquisition strategy focused on office building with rental upside and office development projects in business districts in Paris, Lyon and Marseille as well as in industrial properties as part of the trend towards property outsourcing.

Interim financial report

The interim financial report of the Compagnie la Lucette Group for the first half of 2007 can be downloaded at www.compagnielalucette.com.

About Compagnie la Lucette :

Compagnie la Lucette is a listed property investment company that specialises in commercial real estate, primarily offices and warehouses. The company benefits from its status as a listed property investment company under France's SIIC (société d'investissement immobilier cotée) regime. Compagnie la Lucette owns a high quality portfolio of offices centrally located in key business districts of the Ile-de-France region and warehouses located in several industrial parks in France. Compagnie la Lucette is listed on Euronext Paris' Eurolist B under ISIN code FR0000066177 - Ticker: MILU; - Reuters: MDLL.NT; - BLOOMBERG: MIN FP.

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