



Press Release

Nice, February 23<sup>rd</sup>, 2009

## **The EDHEC IEIF Commercial Property (France) Index: Down 9.22% in 2008**

The value of French commercial property assets fell 9.22% in 2008. This fall is shown by the figures from the monthly EDHEC IEIF Commercial Property (France) Index:

- prices fell 9.22% in 2008, 1.94% in the month of December alone
- overall performance (reinvested earnings) of -5.25% for 2008.

Pierre Schoeffler, senior advisor at IEIF, says: “The 2008 fall of nearly 10% in the value of commercial property assets comes after ten years of steady rises (+80% between 1997 and 2007). It took four years for prices to recover from the previous downturn. In the current economic cycle, the stock market has proven to be a leading indicator: SIIC prices began falling in 2007; the Euronext IEIF SIIC France Index fell 21% that year. The monthly publication of the EDHEC IEIF Commercial Property (France) Index will allow those involved in the property and finance businesses to track very closely the dynamics of the performance of unlisted commercial property trusts in this particularly critical period we are entering.”

As Noël Amenc, professor of finance and director of the EDHEC Risk and Asset Management Research Centre, points out: “In a sector in which, more often than not, prices are estimated, the fact that the EDHEC IEIF Index is founded on real transaction prices gives this index a forward-looking dimension that is interesting in these times of crisis.”

### *About the EDHEC IEIF Commercial Property (France) Index*

**The EDHEC IEIF Commercial Property (France) Index** was created by IEIF (Institut de l'Épargne Immobilière et Foncière) and the EDHEC Risk and Asset Management Research Centre, in collaboration with the global competitiveness centre Finance Innovation, and with the support of Groupe UFG. It measures the monthly performance of an aggregate portfolio of unlisted funds, without financial leverage, with a capitalisation of €7.5 billion, and representative of the performance of French commercial property.

The EDHEC IEIF Commercial Property (France) Index is:

- transaction-based: the data used come from the buy and sell prices for fund shares
- monthly: it is published on the 10<sup>th</sup> of each calendar month; it has been published since September 2008
- long: the base date is December 1980.

IEIF indices, as well as their composition and construction methods, can be downloaded at <http://www.ieif.fr>

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**About the Institut de l'Épargne Immobilière et Foncière**

<http://www.ieif.fr>

The Institut de l'Épargne Immobilière et Foncière is an independent research organisation with a history of more than twenty years. It provides information on and analyses and forecasts of the markets and of real estate investments in France and in Europe. It is made up of four complementary centres (SCPI, OPCI, listed property, unlisted property) and an "Analysis and Forecasting" club. IEIF is also a think-tank for property and finance professionals.

**About EDHEC**

[www.edhec-risk.com](http://www.edhec-risk.com)

EDHEC Business School, founded in 1906 and among the select few institutions to have garnered international recognition through the triple crown of EQUIS, AACSB and Association of MBA accreditations, offers management education designed to meet the needs of companies. Its large range of international graduate programmes draws students from the world over. With its three campuses in Lille, Nice, and Paris, its 4,700 students, more than 25% of whom are from abroad, and its 100 full-time faculty, EDHEC has been ranked among the top European business schools for several years.

For the last four years, as part of its strategy for international excellence, EDHEC Business School has espoused an innovative research policy that takes into account the needs of companies and the market. The aim of the EDHEC Risk and Asset Management Research Centre is to produce research that meets the most stringent academic standards and to facilitate corporate use of this research. In partnership with large financial institutions, the research centre brings together 46 researchers and implements six industry-sponsored programmes and ten research chairs focusing on asset allocation and risk management in the traditional and alternative investment universes. The research centre maintains a website devoted to asset management research for the business community, [www.edhec-risk.com](http://www.edhec-risk.com).