



COMPAGNIE DE FINANCEMENT FONCIER
Euro 75,000,000,000
Euro Medium Term Note Programme
for the issue of *Obligations Foncières* due from one month from the date of original issue

Under the Euro Medium Term Note Programme described in this Base Prospectus (the “**Programme**”), Compagnie de Financement Foncier (the “**Issuer**”), subject to compliance with all relevant laws, regulations and directives, may from time to time issue *obligations foncières* (the “**Obligations Foncières**” or the “**Notes**”), benefiting from the statutory *privilège* created by Article L.515-19 of the French *Code monétaire et financier*, as more fully described herein. No credit linked Notes will be issued under the Programme.

The aggregate nominal amount of Notes outstanding will not at any time exceed Euro 75,000,000,000 (or the equivalent in other currencies).

This Base Prospectus replaces and supersedes the Base Prospectus dated 1 August 2006 and the supplements thereto.

Application has been made to the *Autorité des marchés financiers* (the “**AMF**”) in France for approval of this Base Prospectus, in its capacity as competent authority pursuant to Article 212-2 of its *Règlement Général* and, at the same time for the notification of a certificate of approval released to the *Commission de Surveillance du Secteur Financier* in Luxembourg for Notes issued under the Programme to be listed and admitted to trading on the Regulated Market of the Luxembourg Stock Exchange, both of approval and notification being made in its capacity as competent authority under Article 212-2 of the *Règlement Général* of the AMF which implements the Directive 2003/71/EC of 4 November 2003 on the prospectus to be published when securities are offered to the public or admitted to trading.

Application may be made to Euronext Paris S.A. for Notes issued under the Programme for the period of 12 months from the date of this Base Prospectus to be listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. and/or to the competent authority of any other Member State of the European Economic Area (“**EEA**”) for Notes issued under the Programme to be listed and admitted to trading on a Regulated Market (as defined below) in such Member State. Eurolist by Euronext of Euronext Paris S.A. is a regulated market for the purposes of the Markets in Financial Instruments Directive 2004/39/EEC, appearing on the list of regulated markets issued by the European Commission (a “**Regulated Market**”). Notes which are not listed or admitted to trading on a regulated market, or which are not offered to the public, in a Member State of the EEA may be issued under the Programme and may also be listed on an alternative stock exchange or may not be listed at all. The relevant final terms (the “**Final Terms**”) (as defined in “**Overview of the Programme**”) in respect of the issue of any Notes will specify whether or not such Notes will be listed and admitted to trading and/or offered to the public (except in France where no offer to the public shall be made) and, if so, the relevant regulated market in the EEA where the Notes will be listed and admitted to trading and/or the Member State(s) in the EEA where the Notes will be offered to the public and will be published, if relevant, on the website of the regulated market where the admission to trading is sought, if the rules applicable to such regulated market so require.

Notes may be issued either in dematerialised form (“**Dematerialised Notes**”) or in materialised form (“**Materialised Notes**”) as more fully described herein.

Dematerialised Notes will at all times be in book entry form in compliance with Article L.211-4 of the French *Code monétaire et financier*. No physical documents of title will be issued in respect of the Dematerialised Notes.

Dematerialised Notes may, at the option of the Issuer, be in bearer dematerialised form (*au porteur*) inscribed as from the issue date in the books of Euroclear France (“**Euroclear France**”) (acting as central depository) which shall credit the accounts of Account Holders (as defined in “**Terms and Conditions of the Notes - Form, Denomination, Title and Redenomination**”) including, Euroclear Bank S.A./N.V. (“**Euroclear**”) and the depository bank for Clearstream Banking, *société anonyme* (“**Clearstream, Luxembourg**”), or in registered dematerialised form (*au nominatif*) and, in such latter case, at the option of the relevant holder, in either fully registered dematerialised form (*nominatif pur*), in which case they will be inscribed in an account in the books of Euroclear France maintained by a registration agent (appointed in the relevant Final Terms) for the Issuer, or in administered registered dematerialised form (*nominatif administré*) in which case they will be inscribed in the accounts of the Account Holders designated by the relevant holder of Notes.

Materialised Notes will be in bearer materialised form only and may only be issued outside France. A temporary global certificate in bearer form without interest coupons attached (a “**Temporary Global Certificate**”) will initially be issued in relation to Materialised Notes. Such Temporary Global Certificate will subsequently be exchanged for definitive Materialised Notes in bearer form (the “**Definitive Materialised Notes**”) on or after a date expected to be on or about the 40th day after the issue date of the Notes (subject to postponement as described in “**Temporary Global Certificate issued in respect of Materialised Notes**”) upon certification as to non-US beneficial ownership with, where applicable, coupons for interest attached.

Temporary Global Certificates will (a) in the case of a Tranche intended to be cleared through Euroclear and/or Clearstream, Luxembourg, be deposited on the issue date with a common depository for Euroclear and Clearstream, Luxembourg, (b) in the case of a Tranche intended to be cleared through Euroclear France, be deposited with Euroclear France as central depository, and (c) in the case of a Tranche intended to be cleared through a clearing system other than or in addition to Euroclear and/or Clearstream, Luxembourg and Euroclear France or delivered outside a clearing system, be deposited as agreed between the Issuer and the relevant Dealer (as defined below).

The Programme has been rated Aaa by Moody’s Investors Service and AAA by Standard & Poors Ratings Services. It is expected that the Notes issued under the Programme will be rated AAA by Standard & Poors Ratings Services, by Fitch Ratings and Aaa by Moody’s Investors Service.

The final terms of the Notes will be determined at the time of the offering of each Tranche and will be set out in the relevant Final Terms.

Arranger
Deutsche Bank
Dealers

ABN AMRO
BNP PARIBAS
Crédit Foncier de France
Deutsche Bank
HSBC
Merrill Lynch International
NATIXIS
Société Générale Corporate & Investment Banking

Barclays Capital
CALYON Crédit Agricole CIB
Credit Suisse
Dresdner Kleinwort
JPMorgan
Morgan Stanley
Nomura International
UBS Investment Bank

The prospectus as defined in Article 5.4 of Directive 2003/71/EC (the “Prospectus Directive”) consists in (a) this base prospectus (the “Base Prospectus”) containing the base terms and conditions of the Notes to be issued under the Programme, together with any supplements thereto (the “Supplements”) and (b) the Final Terms of the Notes.

This Base Prospectus is to be read in conjunction with all documents which are incorporated herein by reference (see “Documents Incorporated by Reference” below).

No person has been authorised to give any information or to make any representation other than those contained in this Base Prospectus in connection with the issue or sale of the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer or any of the Dealers or the Arranger (as defined in “Overview of the Programme”). Neither the delivery of this Base Prospectus nor any sale made in connection herewith shall, under any circumstances, create any implication that there has been no change in the affairs of the Issuer since the date hereof or the date upon which this Base Prospectus has been most recently amended or supplemented or that there has been no adverse change in the financial position of the Issuer since the date hereof or the date upon which this Base Prospectus has been most recently amended or supplemented or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.

The Issuer has undertaken with the Dealers to amend or supplement this Base Prospectus or publish a new Base Prospectus if and when the information herein should become materially inaccurate or incomplete.

The distribution of this Base Prospectus and the offering or sale of the Notes in certain jurisdictions may be restricted by law. Persons into whose possession this Base Prospectus comes are required by the Issuer, the Dealers and the Arranger to inform themselves about and to observe any such restriction.

The Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”) or with any security regulation authority of any state or other jurisdiction of the United States and include Materialised Notes in bearer form that are subject to U.S. tax law requirements. Subject to certain exceptions, Notes may not be offered or sold or, in the case of Materialised Notes delivered within the United States or to U.S. persons (as defined in Regulation S under the Securities Act (“Regulation S”)) or, in the case of Materialised Notes in bearer forms the U.S. Internal Revenue Code of 1986, as amended (the “U.S. Internal Revenue Code”).

THE NOTES ARE BEING OFFERED OUTSIDE THE UNITED STATES TO NON-U.S. PERSONS IN RELIANCE ON REGULATION S.

For a description of certain restrictions on offers and sales of Notes and on distribution of this Base Prospectus, see “Subscription and Sale”.

This Base Prospectus does not constitute an offer of, or an invitation by or on behalf of the Issuer, the Arranger or the Dealers to subscribe for, or purchase, any Notes.

The Arranger and the Dealers have not separately verified the information contained in this Base Prospectus. None of the Dealers or the Arranger makes any representation, express or implied, or accepts any responsibility, with respect to the accuracy or completeness of any of the information in this Base Prospectus. Neither this Base Prospectus nor any other financial statements are intended to provide the basis of any credit or other evaluation and should not be considered as a

recommendation by any of the Issuer, the Arranger or the Dealers that any recipient of this Base Prospectus or any other financial statements should purchase the Notes. Each potential purchaser of Notes should determine for itself the relevance of the information contained in this Base Prospectus and its purchase of Notes should be based upon such investigation as it deems necessary. None of the Dealers or the Arranger undertakes to review the financial condition or affairs of the Issuer during the life of the arrangements contemplated by this Base Prospectus nor to advise any investor or potential investor in the Notes of any information coming to the attention of any of the Dealers or the Arranger.

In connection with the issue of any Tranche (as defined in “Overview of the Programme - Method of issue”), the Dealer or Dealers (if any) named as the stabilising manager(s) (the “Stabilising Manager(s)”) (or persons acting on behalf of any Stabilising Manager(s)) in the applicable Final Terms may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, there is no assurance that the Stabilising Manager(s) (or persons acting on behalf of a Stabilising Manager) will undertake stabilisation action. Any stabilisation action may begin on or after the date on which adequate public disclosure of the final terms of the offer of the relevant Tranche is made and, if begun, may be ended at any time, but it must end no later than the earlier of 30 days after the issue date of the relevant Tranche and 60 days after the date of the allotment of the relevant Tranche. Any stabilisation action or over-allotment shall be conducted in accordance with applicable laws and rules.

In this Base Prospectus, unless otherwise specified or the context otherwise requires, references to “€”, “Euro”, “EUR” are to the currency which was introduced as of 1 January 1999 with the start of the third stage of the European Economic and Monetary Union by which date the Euro became the legal currency in eleven Member States of the European Union, references to “£”, “pounds sterling”, “GBP” and “Sterling” are to the lawful currency of the United Kingdom, references to “\$”, “USD” and “US Dollars” are to the lawful currency of the United States of America, references to “HKD”, “Hong Kong Dollars” are to the lawful currency of Hong Kong, “¥”, “JPY” and “Yen” are to the lawful currency of Japan, references to “CHF” and “Swiss Francs” are to the lawful currency of the Helvetic Confederation and references to “CAD” and “Canadian Dollars” are to the lawful currency of Canada.

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RÉSUMÉ EN FRANÇAIS DU PROGRAMME
(FRENCH SUMMARY OF THE PROGRAMME)

Ce résumé doit être lu comme une introduction au prospectus de base relatif au Programme (le « **Prospectus de Base** »). Toute décision d'investir dans des titres à émettre dans le cadre du Programme doit être fondée sur un examen exhaustif du Prospectus de Base, incluant le cas échéant les documents incorporés par référence, de tout supplément au Prospectus de Base, le cas échéant, et des Conditions Définitives des titres concernés. Lorsqu'une action en responsabilité fondée sur les informations contenues dans le Prospectus de Base est intentée devant un tribunal, l'investisseur plaignant peut, selon la législation nationale des Etats membres de la Communauté Européenne ou parties à l'accord sur l'Espace économique européen, avoir à supporter les frais de traduction du Prospectus de Base avant le début de la procédure judiciaire. Les personnes qui ont présenté le résumé, y compris le cas échéant sa traduction et en ont demandé la notification au sens de l'article 212-41 du Règlement Général de l'Autorité des marchés financiers (l'« **AMF** »), n'engagent leur responsabilité civile que si le contenu du résumé est trompeur, inexact ou contradictoire par rapport aux autres parties du Prospectus de Base, incluant le cas échéant les documents incorporés par référence.

1. INFORMATION SUR LES TITRES ÉMIS SOUS LE PROGRAMME

Emetteur :	Compagnie de Financement Foncier
Arrangeur :	Deutsche Bank AG, Paris Branch
Agents Placeurs :	ABN Amro Bank N.V, Barclays Bank PLC, BNP Paribas, CALYON, Crédit Foncier de France, Credit Suisse Securities (Europe) Limited, Deutsche Bank AG, London Branch, Dresdner Bank Aktiengesellschaft, HSBC France, J.P. Morgan Securities Ltd., Merrill Lynch International, Morgan Stanley & Co. International plc, NATIXIS, Nomura International plc, Société Générale et UBS Limited.
Montant Maximum :	Jusqu'à 75 000 000 000 d'euros
Agent Financier et Agent Payeur Principal :	Deutsche Bank AG, London Branch
Agents Payeurs :	Crédit Foncier de France (Agent Payeur à Paris), Deutsche Bank Luxembourg S.A. (Agent Payeur à Luxembourg), Deutsche Bank Aktiengesellschaft (Agent Payeur à Francfort)
Agent de cotation à Luxembourg :	Deutsche Bank Luxembourg S.A.
Méthode d'émission :	Les Titres seront émis dans le cadre d'émissions syndiquées ou non syndiquées.
Échéances :	Sous réserve des lois, règlements et directives applicables, toute échéance d'un mois minimum à compter de la date d'émission initiale.
Devises :	Euro, Dollar U.S., Dollar de Hong Kong, Dollar canadien, Yen Japonais, Francs Suisse, Livre Sterling, et toute autre devise qui pourrait être convenue dans les conditions définitives préparées à l'occasion de l'émission (<i>Final Terms</i>) (les « Conditions Définitives »).
Modalités des titres (prix, montant,	Les conditions définitives des Titres et de chaque souche de Titres

taux d'intérêt etc.) :	seront décrites dans les Conditions Définitives.
Valeur nominale :	Valeur nominale minimum de chaque Titre : 1 000 euros (ou l'équivalent en toute autre devise à la date d'émission). Les Titres Dématérialisés seront émis avec une seule valeur nominale.
Utilisation des Produits :	Les produits nets de l'émission des Titres seront utilisés pour les besoins de l'activité de l'Emetteur, telle que définie par son objet social.
Rang de créance :	Les Titres (Obligations Foncières) sont émis en vertu des articles L. 515-13 à L. 515-33 du Code monétaire et financier. Les porteurs de Titres bénéficient d'un privilège (droit prioritaire au paiement) sur tous les actifs et revenus de l'Emetteur.
Forme des Titres :	Les Titres peuvent être émis soit sous forme de titres dématérialisés, soit sous forme de titres matérialisés. Les Titres Dématérialisés pourront, au gré de l'Emetteur, être émis au porteur ou au nominatif. Les Titres Matérialisés seront uniquement émis au porteur.
Maintien de l'emprunt à son rang :	Aucun.
Cas de Défaut (notamment Défaut Croisé) :	Aucun.
Remboursement :	Les Conditions Définitives indiqueront les conditions sous lesquelles les titres pourront être remboursés avant échéance au gré de l'Emetteur.
Fiscalité :	A moins que cela ne soit spécifiquement indiqué différemment dans les Conditions Définitives, tout paiement lié aux Titres émis ou réputés émis hors de France par la Compagnie de Financement Foncier sera fait sans retenue à la source ou déduction pour raisons fiscales imposées par ou au nom de la République française.
Dépositaire Central :	Euroclear France en tant que dépositaire central pour les Titres Dématérialisés
Systèmes de compensation :	Euroclear France, Euroclear et Clearstream, Luxembourg.
Cotation et admission à la négociation :	L'Eurolist d'Euronext Paris S.A. ou comme spécifié dans les Conditions Définitives. Comme mentionné dans les Conditions Définitives, une souche de Titres pourra ou non être cotée et admise à la négociation
Offre au public :	Les Titres ne seront pas offerts au public en France.
Méthode de publication :	Le Prospectus de Base, le(s) supplément(s) au Prospectus de Base, le cas échéant, et les Conditions Définitives relatives aux Titres cotés et admis à la négociation seront publiées sur le site de l'Autorité des marchés financiers, et, dans le cas de Titres cotés et admis à la négociation sur un marché réglementé de l'Espace Economique Européen autre que l'Eurolist d'Euronext Paris S.A., ou offerts au public dans un Etat partie à l'Espace Economique Européen autre que la France, selon les modalités prévues aux

Conditions Définitives relatives à cette émission.

Notation :

Les Titres émis sous le Programme seront notés.

Le Programme bénéficie de la notation Aaa par Moody's Investors Services, et AAA par Standard & Poor's Ratings Services.

Restrictions de vente :

L'offre et la vente des titres sont soumises aux restrictions de vente applicables dans différents pays, en particulier, celles applicables aux Etats-Unis d'Amérique, dans l'Espace Economique Européen, y compris en France et au Royaume Uni. D'autres restrictions qui s'appliqueraient aux Titres seront spécifiées, dans les Conditions Définitives concernées.

Droit applicable :

Droit français

2. INFORMATIONS IMPORTANTES À PROPOS DE L'EMETTEUR

En conformité avec la loi « Epargne et Sécurité Financière » du 25 juin 1999, le Crédit Foncier de France, institution financière fondée en 1852, a créé le 23 juillet 1999 la Compagnie de Financement Foncier et y a transféré les anciennes obligations et les actifs éligibles qu'elle refinançait. Société de crédit foncier du Groupe Crédit Foncier de France (AA-, Aa3, AA) et de sa maison mère, le Groupe Caisse d'Epargne (AA/Aa2/AA), la Compagnie de Financement Foncier est le véhicule dédié de refinancement AAA/Aaa/AAA.

La Compagnie de Financement Foncier est une société anonyme de crédit foncier et un établissement de crédit agréé en qualité de société financière par le Comité des Etablissements de Crédit et des Entreprises d'Investissement (CECEI). La Compagnie de Financement Foncier est régie par la législation applicable aux établissements de crédit et, en tant que société de crédit foncier, par les articles L.515-13 à L.515-33 du Code monétaire et financier.

La Compagnie de Financement Foncier a réalisé une augmentation de capital au 5 juin 2007 portant son capital social à 154 000 000 Euros. Il est désormais divisé en 9 625 000 actions entièrement libérées d'une valeur nominale de 16 euros chacune dont 9 624 994 sont détenues par le Crédit Foncier de France.

Le siège social est situé au 19 rue des Capucines 75001 Paris.

Depuis sa création en 1999, la Compagnie de Financement Foncier a émis pour 84,6 Md Euros d'obligations foncières. L'encours des obligations foncières atteignait au 31 décembre 2006 60,17 Md Euros avec un volume d'émission de 17,26 Md d'Euros en 2006, et de 13,1 Md Euros en 2005.

La Compagnie de Financement Foncier a pour unique activité d'acquérir des actifs éligibles et de les refinancer. Ces actifs se composent des prêts avec garantie hypothécaire de premier rang, des prêts aux collectivités locales et au secteur public, des titres émis ou garantis par des entités publiques et enfin des parts seniors de titrisation notées AAA (FCC). Pour refinancer ces actifs, la société de crédit foncier est autorisée à émettre des obligations foncières notées AAA/Aaa/AAA ainsi que d'autres instruments financiers bénéficiant ou non du privilège défini par l'article L.515-19 du Code monétaire et financier.

3. CHIFFRES CLÉS SUR DES INFORMATIONS SÉLECTIONNÉES DE LA COMPAGNIE DE FINANCEMENT FONCIER AU 31 DÉCEMBRE 2006

Bilan simplifié au 31 décembre 2006 (total bilan : 70,69 Md Euro)

Actif	En Md Euro	% BILAN	Passif	En Md Euro	% BILAN
Prêts garantis	31,67	44,8%	Ressources privilégiées	64,56	91,3%
Prêts hypothécaires du secteur aidé	2,14	3,0%	Obligations foncières	61,68	87,3%
Prêts garantis par l'Etat (ex garantie FGAS ¹)	6,60	9,3%	Autres ressources privilégiées	2,88	4,1%
Autres prêts hypothécaires	8,41	11,9%			
Parts de titrisation de créances hypothécaires résidentielles	13,40	19,0%	Ressources non privilégiées	6,13	8,7%
Autres prêts garantis	1,11	1,6%	Dettes chirographaires	2,32	3,3%
Prêts à des personnes publiques	23,64	33,4%	Dettes subordonnées et assimilées	3,28	4,6%
Prêts publics du secteur aidé	0,37	0,5%	Capitaux propres, provisions et FRBG	0,53	0,7%
Autres prêts publics	8,90	12,6%			
Titres d'entités publiques	8,43	11,9%			
Parts de titrisation de créances publiques	5,94	8,4%			
Autres actifs	3,20	4,5%			
Valeurs de remplacement	12,18	17,2%			
TOTAL ACTIF	70,69	100%	TOTAL PASSIF	70,69	100%

La Compagnie détient 18,3 Md Euro de prêts hypothécaires dont 8,7 MdEuro bénéficient de garanties directes ou indirectes de l'Etat français et 1,9 Md Euro bénéficie de garanties indirectes d'Etat AAA de l'Espace Economique Européen.

¹ FGAS: Fonds de garantie à l'accession sociale

4. CHIFFRES CLÉS SUR DES INFORMATIONS SÉLECTIONNÉES DE LA COMPAGNIE DE FINANCEMENT FONCIER AU 31 DÉCEMBRE 2005

Bilan simplifié au 31 décembre 2005 (total bilan: 57,4 Md€)

Actif	En Md€	%	Passif	En Md€	%
Prêts garantis	30.49	53.1%	Ressources privilégiées	51.1	89.0%
Prêts hypothécaires du secteur aide	2.95	5.1%	Obligations foncières	49.75	86.6%
Prêts garantis par l'Etat (ex-garantie FGAS ¹)	6.16	10.7%	Autres ressources privilégiées	1.35	2.4%
Autres prêts hypothécaires	7.12	12.4%			
Parts de titrisation de créances hypothécaires résidentielles	13.46	23.5%	Ressources non privilégiées	6.30	11.0%
Autres prêts garantis	0.80	1.4%	Dettes chirographaires	2.53	4.4%
Prêts à des personnes publiques	15.63	27.2%	Dettes subordonnées et assimilées	3.30	5.7%
Prêts publics du secteur aide	0.46	0.8%	Capitaux propres, provisions et FRBG	0.47	0.9%
Autres prêts publics	7.21	12.6%			
Titres d'entités publiques	7.20	12.5%			
Parts de titrisation de créances publiques	0.76	1.3%			
Autres actifs non répartis dans les 2 catégories précédentes	2.14	3.7%			
Valeurs de remplacement	9.14	15.9%			
TOTAL ACTIF	57.4	100%	TOTAL PASSIF	57.4	100%

La Compagnie détient 17 Md€ de prêts hypothécaires dont 9,1 Md€ bénéficient de garanties directes ou indirectes de l'Etat français et 2,2 Md€ bénéficient de garanties indirectes d'Etat AAA de l'Espace Economique Européen.

¹ FGAS: Fonds de garantie à l'accession sociale

Passif privilégié (obligations foncières) au 31 décembre 2006

- Emises en 2006: 17,3 Md Euro
- Passif privilégié: 64,6 Md Euro dont 61,7 Md Euro d'obligations foncières (y compris dettes rattachées)

Actifs éligibles au 31 décembre 2006 (total : 70,69 Md Euro)

	<u>Md Euro</u>	<u>%</u>
<u>Prêts hypothécaires (garantie de 1er rang)</u>	<u>7,63</u>	<u>10,8%</u>
<u>Parts de titrisation de créances hypothécaires résidentielles AAA</u>	<u>13,40</u>	<u>19,0%</u>
<u>Prêts hypothécaires bénéficiant d'une garantie d'Etat AAA</u>	<u>10,63</u>	<u>15,0%</u>
<i>FGAS</i>	<i>6,60</i>	<i>9,3%</i>
<i>Secteur Aidé</i>	<i>2,14</i>	<i>3,0%</i>
<i>Garantie d'Etat AAA de l'Espace Economique Européen</i>	<i>1,89</i>	<i>2,7%</i>
<u>Prêts aux personnes publiques</u>	<u>23,64</u>	<u>33,4%</u>
<u>Autres actifs éligibles</u>	<u>3,20</u>	<u>4,5%</u>
<u>Valeurs de remplacement (meilleures notations court terme)</u>	<u>12,18</u>	<u>17,2%</u>
	<u>70,69</u>	<u>100%</u>

En considérant les garanties publiques accordées à certains encours de prêts bénéficiant également de sûreté immobilière, notamment les prêts garantis par le FGAS, l'ensemble des actifs sécurisés par une garantie publique représentent 34,3 Md Euro au 31 décembre 2006, soit 48,5 % du bilan.

4. FACTEURS DE RISQUES

Facteurs de risques liés à l'Emetteur

Les investisseurs potentiels doivent prendre en compte, entre autres, les facteurs de risque décrits dans la section « *Risk Factors* » ci-après, qui comprend les risques suivants relatifs à l'Emetteur et son activité :

Risque de crédit

L'activité de financement et de refinancement de l'Emetteur l'expose naturellement à un risque de crédit, maîtrisé grâce d'une part à la sélectivité légale des actifs éligibles au refinancement et à une politique interne stricte de sélection des actifs. Ce risque et son analyse sont plus amplement décrits dans la section « *Risk Factors* » ci-après.

Risque de taux

Le bilan de la Compagnie de Financement Foncier est rigoureusement couvert contre le risque de taux. Chaque opération d'achat d'actifs ou de refinancement est systématiquement swappée à taux variable, de sorte que les fluctuations de taux ont un impact identique sur les deux côtés du bilan. La Compagnie de Financement Foncier s'engage par ailleurs à maintenir le niveau de ses impasses de taux à l'intérieur de limites définies par période d'observation. En cas de dépassement des limites, les actions correctrices nécessaires sont arrêtées au plus tard dans le trimestre suivant la constatation.

Risque de change

Les activités de financement ou de refinancement de de l'Emetteur l'exposant à un risque de change par rapport à l'Euro sont toutes couvertes par des instruments de couverture. Ce risque et son analyse sont plus amplement décrits dans la section « *Risk Factors* » ci-après.

Risque de liquidité

Comme tout établissement de crédit, l'Emetteur peut présenter un risque de liquidité. Toutefois, ce risque est très significativement encadré d'une part par les contraintes réglementaires applicables aux sociétés de crédit foncier et aux contraintes imposées par les agences de notation pour l'obtention et le maintien de la notation de l'Emetteur. Ce risque et son analyse sont plus amplement décrits dans la section « *Risk Factors* » ci-après.

Risque juridique

Au 31 décembre 2006, l'Emetteur n'est pas engagé dans des procédures judiciaires ou administratives qui soient susceptibles d'avoir un effet significatif sur sa situation financière. Afin de se préserver au mieux des risques juridiques encourus, l'Emetteur bénéficie de la garantie des assurances souscrites au niveau du groupe Crédit Foncier. Ce risque et son analyse sont plus amplement décrits dans la section « *Risk Factors* » ci-après.

Risque social et environnemental

L'activité de l'Emetteur n'est pas susceptible d'avoir un effet négatif sur l'environnement.

Concernant les conséquences sociales et environnementales, l'Emetteur utilise les ressources matérielles et humaines mises à sa disposition par le Crédit Foncier.

Facteurs de Risques liés aux titres émis par l'Emetteur

Par ailleurs, il existe certains facteurs de risque spécifiques aux titres à émettre par l'Emetteur en vertu du Programme, décrits dans la section « *Risk Factors* » ci-après. Ces risques sont notamment :

- Risques liés aux conflits d'intérêts potentiels
- Risques liés à la légalité de l'acquisition des titres
- Risques liés à une modification des modalités des titres
- Risques liés à la fiscalité
- Risques liés à l'absence d'obligation de paiements additionnels en cas de retenue à la source
- Risques liés à un changement de loi
- Risque de change
- Risques liés aux notations financières

- Risques liés à l'absence de liquidité sur le marché secondaire
- Risques liés à l'évolution du prix de marché des titres
- Risques liés à la structure de certains Titres

Les facteurs de risque relatifs aux titres émis par l'Emetteur et à l'Emetteur sont plus amplement détaillés dans le paragraphe « *Risk Factors* » du Prospectus de Base.

SUMMARY OF THE PROGRAMME

This summary must be read as an introduction to this base prospectus relating to the Programme (the “**Base Prospectus**”). Any decision to invest in the Notes should be based on a consideration of the Base Prospectus as a whole, including the documents incorporated by reference, together with any supplements thereto, if any, and with the relevant Final Terms. Where a claim relating to the information contained in this Base Prospectus is brought before a court, the plaintiff may, under the national legislation of the Member State where the claim is brought, be required to bear the costs of translating the Base Prospectus before the legal proceedings are initiated. No civil liability will attach to the persons who presented the summary, including any translation thereof, and requested its notification pursuant to Article 212-41 of the *Règlement Général* of the AMF, unless it is misleading, inaccurate or inconsistent when read together with the other parts of this Base Prospectus, including the documents incorporated by reference.

1-KEY INFORMATION ABOUT NOTES TO BE ISSUED UNDER THE PROGRAMME

Issuer:	Compagnie de Financement Foncier
Arranger:	Deutsche Bank AG, Paris Branch
Dealers:	ABN Amro Bank N.V, Barclays Bank PLC, BNP Paribas, CALYON, Crédit Foncier de France, Credit Suisse Securities (Europe) Limited, Deutsche Bank AG, London Branch, Dresdner Bank Aktiengesellschaft, HSBC France, J.P. Morgan Securities Ltd., Merrill Lynch International, Morgan Stanley & Co. International plc, NATIXIS, Nomura International plc ,Société Générale and UBS Limited.
Programme Limit:	Up to Euro 75,000,000,000
Fiscal Agent and Principal Paying Agent:	Deutsche Bank AG, London Branch
Paying Agents:	Crédit Foncier de France (as Paris Paying Agent) Deutsche Bank Luxembourg S.A. (as Luxembourg Paying Agent) Deutsche Bank Aktiengesellschaft (as Frankfurt Paying Agent)
Luxembourg Listing Agent:	Deutsche Bank Luxembourg S.A.
Method of Issue:	The Notes will be issued on a syndicated or non-syndicated basis.
Maturities:	Subject to compliance with all relevant laws, regulations and directives, any maturity from one month from the date of original issue.
Currencies:	Euro, U.S. Dollars, Hong Kong Dollars, Canadian Dollars, Japanese yen, Swiss francs, Sterling and in any other currency specified in the relevant Final Terms.
Commercial terms of the Notes (price, amount, interest rate, etc.):	The commercial terms and conditions of the Notes of each Series of Notes will be set out in the applicable Final Terms.
Denomination:	Minimum denomination of each Note: Euro 1,000 (or the equivalent amount in any other currency at the issue date). Dematerialised Notes shall be issued in one denomination only.
Use of Proceeds:	The net proceeds of the issue of the Notes will be used for the

	Issuer's general corporate purposes.
Status of Notes:	The Notes (<i>Obligations Foncières</i>) are issued under Articles L. 515-13 to L. 515-33 of the French <i>Code monétaire et financier</i> . Holders of Notes benefit from a <i>privilège</i> (priority right of payment) over all the assets and revenues of the Issuer.
Form of Notes:	Dematerialised Notes or Materialised Notes. Dematerialised Notes may be issued in bearer dematerialised form (<i>au porteur</i>) or in registered dematerialised form (<i>au nominatif</i>). Materialised Notes will be in bearer form only.
Negative Pledge:	None.
Events of Default (including Cross Default):	None.
Redemption:	The Final Terms will specify the conditions under which the Notes may be redeemed prior to maturity at the option of the Issuer.
Taxation:	Except as otherwise stated in the Final Terms, payments in respect of the Notes issued or deemed to be issued outside France by Compagnie de Financement Foncier will be made without withholding or deduction for, or on account of, taxes imposed by or on behalf of the Republic of France.
Central Depository:	Euroclear France in respect of Dematerialised Notes.
Clearing Systems:	Euroclear France, Euroclear and Clearstream Luxembourg.
Listing and Admission to Trading:	As specified in the relevant Final Terms, a Series of Notes may or may not be listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. and/or on any Regulated Market or other stock exchange.
Offer to the public:	The Notes shall not be offered to the public in France.
Method of Publication:	The Base Prospectus, the supplement(s) thereto, if any, and the Final Terms related to Notes listed and admitted to trading will be published, if relevant, on the website of the <i>Autorité des marchés financiers</i> . In addition, if the Notes are listed and admitted to trading on a Regulated Market other than the Eurolist by Euronext of Euronext Paris S.A., or offered to the public in a Member State of the European Economic Area other than France, the relevant Final Terms will provide whether additional methods of publication are required and what they consist of.
Rating:	Notes issued under the Programme will be rated. The Programme is rated Aaa by Moody's Investors Services and AAA by Standard & Poor's Rating Services.

Selling Restrictions:

The offer and sale of Notes will be subject to selling restrictions in various jurisdictions, in particular, those of the United States of America, those of the European Economic Area including France and the United Kingdom. Further restrictions that may apply to a Series of Notes will be specified in the applicable Final Terms.

Governing Law:

French law.

2-KEY INFORMATION ABOUT THE ISSUER

In compliance with the Savings and Financial Security Act of June 1999, Crédit Foncier de France founded in 1852, created the SCF (*Société de Crédit Foncier*) Compagnie de Financement Foncier on 23 July 1999. At this time, the existing stock of bonds and eligible assets was transferred to this new entity from Crédit Foncier de France. As the *Société de Crédit Foncier* of Groupe Crédit Foncier de France (AA-/Aa3/AA) and its parent company Groupe Caisse d'Épargne (AA/Aa2/AA), Compagnie de Financement Foncier is their dedicated AAA/Aaa/AAA refinancing vehicle.

It is a French *société anonyme* (limited liability company) authorised as a Financial Company (*Société Financière*) and a *Société de Crédit Foncier* by a decision of the French Credit Institutions Committee (CECEI – Comité des Établissements de Crédit et des Entreprises d'Investissement). It is therefore governed by the legislation applicable to credit institutions and, as a *Société de Crédit Foncier*, it is also governed by Articles L.515-13 to L.515-33 of the French *Code monétaire et financier*.

As at 22 June 2006 the Compagnie de Financement Foncier's subscribed capital amounted to Euro 154,000,000. It is divided into 9,625,000 fully paid-up shares with a par-value of Euro 16 each, of which 9,624,994 are held by Crédit Foncier de France.

Its registered office is located at 19, rue des Capucines, 75001 Paris.

Since its creation in 1999, Compagnie de Financement Foncier issued Euro 84.6 billion worth of *obligations foncières*. The total outstanding of *obligations foncières* amounted to Euro 60.17 billion as at 31 December 2006 with an issue volume of Euro 17.26 billion in 2006 and Euro 13.1 billion in 2005.

Compagnie de Financement Foncier's sole activity is to acquire and refinance eligible assets. These assets are comprised of loans with a first rank mortgage, local authority and public sector loans, securities issued or guaranteed by local authorities and public entities and senior securitisation units of mortgage loans or loans to public sector. In order to refinance these assets, the Compagnie de Financement Foncier issues AAA/Aaa/AAA rated *obligations foncières* and raises other resources which may or may not benefit from the *privilège* as defined by Article L.515-19 of the French *Code monétaire et financier*.

3-Key information concerning selected data of Compagnie de Financement Foncier as at 31 December 2006

Simplified balance sheet at 31 December 2006 (total balance sheet: Euro 70.69 billion)

Assets	Euro Billion	%	Liabilities and equity	Euro Billion	%
Secured loans	31.67	44.8%	Preferred debt	64.56	91.3%
State subsidised mortgage loans	2.14	3.0%	<i>Obligations foncières</i>	61.68	87.3%
State-secured loans (former FGAS guarantee)	6.60	9.3%	Other preferred debt	2.88	4.1%
Other mortgage loans	8.41	11.9%			
Residential mortgage loan securitisation tranches	13.40	19.0%	Non-preferred debt	6.13	8.7%
Other secured loans	1.11	1.6%	Unsecured debt	2.32	3.3%
Loans to public authorities	23.64	33.4%	Subordinated and related debt	3.28	4.6%
Public loans of the subsidised sector	0.37	0.5%	Shareholders' equity, provisions and FRBG	0.53	0.7%
Other public loans	8.90	12.6%			
Debt of public entities	8.43	11.9%			
Senior securitisation tranches of public debt	5.94	8.4%			
Other assets	3.20	4.5%			
Replacement securities	12.18	17.2%			
TOTAL ASSETS	70.69	100%	TOTAL LIABILITIES	70.69	100%

Compagnie de Financement Foncier holds Euro 18.3 billion in mortgage loans, Euro 8.7 billion of which are directly or indirectly secured by the French state, and Euro 1.9 billion of which benefit from indirect guarantees from an AAA-rated state in the European Economic Area.

Simplified balance sheet at December 31, 2005 (total balance sheet: €57.4 billion)

Assets	€ billion	%	Liabilities and Equity	€ billion	%
Mortgage loans	30.49	53.1%	Privileged debt	51.1	89.0%
State subsidised mortgage loans	2.95	5.1%	<i>Obligations foncières</i>	49.75	86.6%
State-secured loans (former FGAS guarantee)	6.16	10.7%	Other privileged debts	1.35	2.4%
Other mortgage loans	7.12	12.4%			
Residential mortgage loan securisation units	13.46	23.5%	Non-preferred debt	6.30	11.0%
Other secured loans	0.80	1.4%	Unsecured senior debt	2.53	4.4%
Loans to public sector entities	15.63	27.2%	Subordinated and similar debt capital	3.30	5.7%
Public loans of the subsidised sector	0.46	0.8%	Shareholder's equity, provisions and FRBG	0.47	0.9%
Other public loans	7.21	12.6%			
Debt of public entities	7.20	12.5%			
Senior securisation units of public debt	0.76	1.3%			
Other eligible assets	2.14	3.7%			
Replacement securities	9.14	15.9%			
TOTAL ASSETS	57.4	100%	TOTAL LIABILITIES	57.4	100%

Compagnie de Financement Foncier holds €17 billion in mortgage loans, €9.1 billion of which are directly or indirectly secured by the French state, and €2.2 billion of which benefit from AAA indirect guarantees from a State in the European Economic Area.

Liabilities benefiting from the *privilège (obligations foncières)* at 31 December 2006

- Issued in 2006: Euro 17.26 billion
- Liabilities benefiting from the *privilège*: Euro 64.6 billion with Euro 61.7 billion in *obligations foncières* (including related payables)

Eligible assets at 31 December 2006

	Euro Billion	%
Mortgage loans (first-rank guarantee)	7.63	10.8%
Residential mortgage loan AAA securitisation tranches	13.40	19.0%
Mortgage loans with a AAA State guarantee	10.63	15.0%
<i>FGAS</i>	6.60	9.3%
<i>Subsidised sector</i>	2.14	3.0%
<i>Aaa State guarantees from the European Economic Area</i>	1.89	2.7%
Loans to public authorities	23.64	33.4%
Other eligible assets	3.20	4.5%
Replacement securities <i>(best short-term ratings)</i>	12.18	17.2%
	70.69	100%

By taking into account the public guarantees on certain outstanding loans also backed by real estate collateral, especially loans secured by the FGAS guarantee fund, the assets secured by a public guarantee represented Euro 34.3 billion at 31 December 2006, or 48.5% of all assets.

4-RISK FACTORS

A. Risk factors relating to the Issuer

Prospective investors should consider, among other things, the risk factors described in “Risk Factors” below, which include the following risk factors relating to the Issuer and its operations and which are inherent in investing in the Notes:

Credit risk

By its financing and refinancing activity the Issuer is naturally exposed to a credit risk which is controlled by the legal eligibility of assets for refinancing and a strict internal policy of selection of the assets. This risk and its analysis are more fully described in “Risk Factors” below.

Interest rate risk

Compagnie de Financement Foncier’s balance sheet is rigorously protected from interest rate risk. Each asset purchase or refinancing transaction is systematically swapped to a variable interest rate, so that rate fluctuations have an identical impact on the both sides of the balance sheet. In addition, Compagnie de Financement Foncier undertakes to maintain the level of its rate gaps within limits defined by period of observation. If the limits are exceeded, the necessary corrective actions are taken, at the very latest, during the quarter immediately following the observation.

Currency risk

Financing and refinancing activities exposing the Issuer to an exchange rate risk for conversions in Euro are covered by hedging instruments. This risk and its analysis are more fully described in “Risk Factors” below.

Liquidity risk

As any credit institution, the Issuer can be exposed to a liquidity risk. However, this risk is strictly controlled by the regulatory constraints applicable to *sociétés de crédit foncier* and by the rating agencies' restrictions imposed to the Issuer to maintain its rating. This risk and its analysis are more fully described in "Risk Factors" below.

Legal risk

At 31 December 2006, the Issuer was not involved in any legal or governmental proceedings likely to have any material impact on its financial position. In order to be protected from any legal risk, the Issuer benefit from insurance policies taken out by the Crédit Foncier group. This risk and its analysis are more fully described in "Risk Factors" below.

Social and environmental risks

The Issuers' business is not likely to have any impact on the environment.

In terms of social and environmental consequences, Compagnie de Financement Foncier relies upon the material and human resources provided by Crédit Foncier de France.

B. Risk factors relating to the Notes to be issued by the Issuer

In addition, there are certain factors that are specific to the Notes to be issued by the Issuer under the Programme, as more fully set out in "Risk Factors" below. These risks are, among others:

- Risks related to potential conflicts of interest
- Risks related to legality of purchase
- Risks related to modification, waivers and substitution
- Risks related to taxation
- Risks related to withholding tax - no gross-up obligation
- Risks related to a change of Law
- Currency risk
- Risks related to credit ratings
- Risks related to the absence of active secondary/trading market for the Notes
- Risks related to the market value of the Notes
- Risks related to the structure of a particular issue of Notes

The risk factors relating to the Issuer and to the Notes issued by the Issuer are more detailed in the section "Risk Factors" of this Base Prospectus.

RISK FACTORS

Prospective purchasers of the Notes offered hereby should consider carefully, in light of their financial circumstances and investment objectives, all of the information in this Base Prospectus and, in particular, the risk factors set forth below in making an investment decision.

RISK FACTORS RELATING TO THE ISSUER

The Issuer believes that the following factors may affect its ability to fulfil its obligations under Notes issued under the Programme. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. In addition, factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme are also described below.

The Issuer believes that the factors described below represent the principal risks inherent in investing in Notes issued under the Programme, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with any Notes may occur for other reasons and the Issuer does not represent that the statements below regarding the risks of holding any Notes are exhaustive. The risks described below are not the only risks the Issuer faces. Additional risks and uncertainties not currently known to the Issuer or that it currently believes to be immaterial could also have a material impact on its business operations. Prospective investors should also read the detailed information set out elsewhere in this Base Prospectus and reach their own views prior to making any investment decision. In particular, investors should make their own assessment as to the risks associated with the Notes prior to investing in Notes issued under the Programme.

Credit risk

Assets that are eligible for refinancing by a *société de crédit foncier* are defined by current legislation, and are essentially made up of public or mortgage loans and securities originating in economically and politically stable regions. While this rule already gives it a high level of security, Compagnie de Financement Foncier has also implemented additional restrictions to further limit its exposure to credit risk.

- ***With regard to purchases of mortgage loans:*** loan purchase scoring was implemented in 2002. Based on the probability of loan default, it is used to only acquire those loans presenting the lowest level of risk and to monitor those judged potentially more risky with a view to their possible purchase only after a certain “seasoning period” has passed without incident.

The risk of default on loans in the subsidised sector is borne by the French State through the guarantees provided; arrears due to unpaid interest for the first 18 months are the responsibility of Crédit Foncier de France. Similarly, loans with the FGAS guarantee (*Fonds de garantie à l’accession sociale*: French Social Purchase Guarantee Fund) are directly guaranteed by the French State.

- ***With regard to purchases of domestic public loans:*** these assets consist solely of loans to or guaranteed by the public sector in accordance with current legislation concerning *sociétés de crédit foncier*, and as a result their level of credit risk is extremely low. Compagnie de Financement Foncier uses the proprietary rating tool of the Caisse d’Épargne Group: only loans with very high ratings are purchased.

- ***With regard to eligible international assets with long term ratings:*** only assets with a public or private rating from at least one of the three Rating Agencies (Standard and Poor’s, Moody’s and FitchRatings) can be acquired by Compagnie de Financement Foncier. This rating must, after a potential credit enhancement, be superior or equal to A-/A3/A-. Moreover, Compagnie de Financement Foncier is committed to limiting the percentage of these assets that benefit from a single rating to 20% of all rated eligible assets and the percentage of assets rated between A+ and A- to 10%.

- **With regard to the replacement securities held by Compagnie de Financement Foncier:** these assets, the majority of which have a maturity of less than one year, have the best short- or long-term ratings assigned by the Rating Agencies. The minimum rating that is accepted for each asset depends on the term of the investment and corresponds to the top of the “investment grade” tranche of the Rating Agencies’ rating scale.

	FitchRatings	Moody’s	Standard & Poor’s
0 to 1 month	ST F1	LT A2 or ST P1	ST A-1
1 to 3 months	ST F1+	LT A1 and ST P1	ST A-1+
3 to 6 months	ST F1+	LT Aa3 and ST P1	ST A-1+
More than 6 months	LT AAA	LT Aaa	LT AAA

ST : Short-Term ; LT : Long-Term

- **With regard to off-balance-sheet activities:** all counterparties carrying out off-balance-sheet transactions with Compagnie de Financement Foncier have previously signed a master agreement and a specific annex defining asymmetric collateralisation agreements between the two parties. Accordingly, the counterparty undertakes, in the event that its rating is or falls below the lowest F1+ or AA- ratings at FitchRatings, P1 or Aa3 at Moody’s, or A-1+ or AA- at Standard & Poor’s, to pay Compagnie de Financement Foncier a security deposit equal to its net debt position with no reciprocity required by the latter. The security deposit is calculated and paid to Compagnie de Financement Foncier on a weekly or daily basis depending on the level of deterioration of the counterparty’s rating.

Interest rate risk

Compagnie de Financement Foncier’s balance sheet is rigorously protected from interest rate risk. Each asset purchase or refinancing transaction is systematically swapped to a variable interest rate, so that rate fluctuations have an identical impact on the both sides of the balance sheet. In addition, Compagnie de Financement Foncier undertakes to maintain the level of its rate gaps within limits defined by period of observation. If the limits are exceeded, the necessary corrective actions are taken, at the very latest, during the quarter immediately following the observation.

The current limits for rate gaps are:

Horizon	Percentage of the balance sheet observed at the start of the period
Less than 2 years	2%
2 to 5 years	3%
5 to 10 years	5%
More than 10 years	10%

Finally, Compagnie de Financement Foncier undertakes to limit the difference between the duration of its assets and the duration of its liabilities to more or less two years.

Currency risk

Compagnie de Financement Foncier does not maintain any open positions; any non-euro denominated asset acquisition or refinancing transaction is immediately converted into euros at the time of execution.

Finally, Compagnie de Financement Foncier undertakes to limit the difference between the duration of its assets and the duration of its liabilities to more or less two years at most. At 31 December 2006, this difference was 0.9 years.

Liquidity risk

Compagnie de Financement Foncier has set itself strict management rules guaranteeing sufficient liquidity to meet its preferred liability commitments even in the event of market access difficulties. Statutorily, the replacement securities which make up Compagnie de Financement Foncier's treasury reserves may not represent more than 20% of its assets. The method used to calculate this proportion should be modified by the transposition of the directive concerning the solvency ratio.

Compagnie de Financement Foncier thus undertakes to cover the contractual repayment of its preferred debt net of expected payments on its assets:

- Over the next twelve months, for at least half, by replacement securities and securities issued by public entities, both reputed liquid, and, for the balance, by other assets eligible as repo instruments with the ECB
- Beyond one year, by the sum of the assets referred to previously to which the other quoted assets are added

In any case, a financing deficit limited to 10% of the current balance is allowed beyond the second year.

ANALYSIS OF CREDIT RISK

a. Subsidised sector loans

This sector also includes outstanding loans to the subsidised sector produced by Crédit Foncier and transferred to Compagnie de Financement Foncier in October 1999, with their related guarantees. These guarantees rely on various regulatory mechanisms to counterbalance the income and expenses of this sector's assets and liabilities; they cover Compagnie de Financement Foncier against the risk of default, late payments and loan prepayments. Thanks to these mechanisms, Compagnie de Financement Foncier only bears a residual credit risk.

In addition, the French government has historically given a direct guarantee to a portion of the debt refinancing the subsidised sector. Two bonds backed by the explicit guarantee of the French government were accordingly transferred. The total outstanding principal of these bonds was 150 million Sterling at 31 December 2006, and they are due to mature in 2007 and 2014.

(in millions of Euro)

SUBSIDISED SECTOR	2006	2005	Change 2006/2005	2004
Outstanding loans	2 512.4	3 420.3	-26.5%	4 477.3
Doubtful loans	300.7	346.5	-13.2%	374.5
Percentage of doubtful loans	12.0	10.1	18.1%	8.4
Compromised doubtful loans	0.0	0.0		293.7
Percentage of compromised doubtful loans	0.0	0.0		6.6
Depreciation	3.0	3.9	-23.8%	4.4
Net losses	0.1	-3.4	n.a.	-0.4
Risk charge	0.2	-6.5	n.a.	-0.5
Risk charge (in basis points)	0.9	-19.0	n.a.	-1.2

Note: By convention, losses and risk charges represent expenses when the number is positive.

n.a.: negligible amount

Structurally, this sector, which will soon disappear, records a sharp drop in its outstanding loans each year. In 2006, more than a quarter of the outstanding loans were amortised, leaving a total outstanding amount of Euro 2.5 billion at the end of 2006. At the same time, the percentage of doubtful loans increased since unpaid loans fell less quickly than performing loans. At 31 December 2006, outstanding doubtful loans stood at Euro 301 million, i.e. 12% of the total portfolio.

The potential risk that these items usually represent is actually a negligible risk in this case since they belong to the subsidised sector and are guaranteed by the French State. For this reason and pursuant to CNC Recommendation 2005-07, there are no compromised doubtful loans in this sector.

Depreciation fell in line with outstanding loans, from Euro 3.9 million at the end of 2005 to Euro 3.0 million at the end of 2006. The overall risk charge for this sector amounted to Euro 0.2 million in 2006. This is notably due to depreciation of Euro 0.6 million on loans to professionals while loans to private individuals posted a Euro 0.3 million reversal of depreciation.

b. Competitive sector excluding securitisation units

This sector expanded considerably in 2006, increasing by Euro 5 billion to reach Euro 33.5 billion at the end of 2006. It accounts for nearly half of Compagnie de Financement Foncier's assets.

(in millions of Euro)

PRIVATE INDIVIDUALS	2006	2005	Change 2006/2005	2004
Outstanding loans	14 646.5	12 645.2	15.8%	12 402.4
Doubtful loans (1)	339.0	272.9	24.2%	208.6
Percentage of doubtful loans (1)	2.3	2.2	7.2%	1.7
Compromised doubtful loans	29.8	31.7	-5.9%	40.1
Percentage of compromised doubtful loans	0.2	0.3	-18.8%	0.3
Depreciation and provisions (2)	15.4	17.8	-13.7%	9.9
Net losses	0.6	1.9	-68.4%	0.6
Overall risk charge (2)	-0.6	7.0	n.a.	0.9
Risk charge in basis points (2)	-0.4	5.5	n.a.	0.7

(1) Doubtful loans include:

- Euro 52.9 million in 2006 and Euro 54.8 million in 2005 due to changes in the method for reclassifying doubtful loans.

- Euro 178.7 million in 2006 and Euro 156.9 million in 2005 in loans guaranteed by the French state in connection with the FGAS.

(2) These items include a provision of Euro 5.3 million for Neiertz risks recognised for the first time in 2005; at 31 December 2006, this provision was Euro 4.3 million.

PUBLIC AUTHORITIES	2006	2005	Change 2006/2005	2004
Outstanding loans	16 141.7	13 378.2	20.7%	11 349.3
Doubtful loans	2.2	2.8	-21.0%	3.2
Percentage of doubtful loans	0.0	0.0	n.a.	0.0
Compromised doubtful loans	0.0	0.5	-98.2%	0.0
Percentage of compromised doubtful loans	0.0	0.0	n.a.	0.0
Depreciation	0.1	1.8	-96.7%	0.8
Net losses	0.0	0.0	0.0%	0.0
Risk charge	-1.8	0.3	n.a.	0.0
Risk charge (in basis points)	-1.1	0.2	n.a.	0.0

SOCIAL HOUSING	2006	2005	Change 2006/2005	2004
Outstanding loans	2 562.2	2 339.3	9.5%	1 875.6
Doubtful loans	15.7	6.3	148.1%	4.7
Percentage of doubtful loans	0.6	0.3	126.5%	0.3
Compromised doubtful loans	3.3	3.0	9.1%	3.2

Percentage of compromised doubtful loans	0.1	0.1	-0.4%	0.2
Depreciation	3.4	3.4	0.0%	3.0
Net losses	0.0	0.0	0.0%	0.3
Risk charge	-0.6	0.3	n.a.	0.6
Risk charge (in basis points)	-2.1	1.3	n.a.	3.1

COMMERCIAL PROPERTY	2006	2005	Change 2006/2005	2004
Outstanding loans	121.3	139.0	-12.8%	175.1
Doubtful loans	18.3	20.8	-12.3%	27.5
Percentage of doubtful loans	15.1	15.0	0.6%	15.7
Compromised doubtful loans	10.3	13.2	-21.8%	11.8
Percentage of compromised doubtful loans	8.5	9.5	-10.3%	6.7
Depreciation and provisions	7.7	7.1	7.3%	18.5
Net losses	-0.2	9.3	n.a.	-7.8
Risk charge	-1.2	-1.1	6.4%	-5.5
Risk charge (in basis points)	-96.5	-79.1	21.9%	-313.6

PRIVATE SECTOR TOTAL	2006	2005	Change 2006/2005	2004
Outstanding loans	33 471.6	28 501.8	17.4%	25 802.3
Doubtful loans (1)	375.1	302.8	23.9%	244.0
Percentage of doubtful loans (1)	1.1	1.1	5.5%	0.9
Compromised doubtful loans	43.5	48.4	-10.3%	55.1
Percentage of compromised doubtful loans	0.1	0.2	-23.6%	0.2
Depreciation and provisions (2)	26.5	30.2	-12.1%	32.3
Net losses	0.4	11.2	-96.1%	-6.9
Risk charge (2)	-4.1	6.5	n.a.	-4.0
Risk charge in basis points (2)	-1.2	2.3	n.a.	-1.6

(1) Doubtful loans include:

- Euro 52.9 million in 2006 and Euro 54.8 million in 2005 due to changes in the method for reclassifying doubtful loans.
- Euro 178.7 million in 2006 and Euro 156.9 million in 2005 in loans guaranteed by the French state in connection with the FGAS.

(2) These items include a provision of Euro 5.3 million for Neiertz risks recognised for the first time in 2005; at 31 December 2006, this provision was Euro 4.3 million.

Note: By convention, losses and risk charges represent expenses when the number is positive.

n.a.: negligible amount

The three main categories that make up the private sector experienced robust growth in 2006 in terms of outstanding loans, especially the category comprising loans to public authorities, which was up 21%. Only the commercial property category fell back as no new acquisitions were or will be added to this portfolio. It was a negligible Euro 121 million at 31 December 2006, i.e. 0.2% of the balance sheet.

The amount of doubtful loans moved in parallel with that of the different loan portfolios. The percentage of doubtful loans remained stable in every category. For the most part, unpaid loans consist of loans to private individuals and represented a very small percentage of only 2.3% at the end of December 2006. Excluding loans that are guaranteed by the state in connection with the FGAS, this percentage is even lower at 2%.

Compromised doubtful loans fell in 2006 to Euro 43.5 million at the end of the year. They make up nearly 12% of the private sector doubtful loans. At the end of 2005, they amounted to Euro 48.4 million or 16% of all unpaid loans.

The slight reduction in risk exposure in 2006 resulted in Euro 26.5 million for depreciation and provisions at 31 December 2006, down from Euro 30.2 million in 2005.

The risk charge improved in 2006, from an expense of Euro 6.5 million in 2005 to a gain of Euro 4.1 million in 2006. This significant improvement needs to be offset against the Euro 5.3 million provision for “Neiertz” risks recognised for the first time in 2005.

This gain consists of a Euro 4.6 million net reversal of depreciation, a Euro 1.2 million gain on amortised loans and losses of Euro 1.7 million. All of the private sector categories generated income for Compagnie de Financement Foncier mainly due to net reversals of depreciation. The gain posted by this sector represents one basis point on its outstanding loans.

c. The competitive sector including securitisation units

A thorough analysis of the credit risk on all loans must include securitisation transactions which allow loans to be held indirectly.

The securitisation portfolio of Compagnie de Financement Foncier posts the best credit ratings, and the integration of securitisation tranches in the private sector improves the overall results.

	2006			2005			2004		
	Outstanding loans	Percentage of doubtful loans (1)	Risk in bp	Outstanding loans	Percentage of doubtful loans (1)	Risk in bp	Outstanding loans	Percentage of doubtful loans	Risk in bp
Private individuals	28,047	1.2%	-0.2	26,107	1.0%	2.7	21,004	1.0%	0,4
<i>of which securitisation tranches</i>	<i>13,401</i>			<i>13,462</i>			<i>8,602</i>		
Public authorities	22,080	0.0%	-0.8	14,138	0.0%	0.2	11,518	0.0%	0,0
<i>of which securitisation tranches</i>	<i>5,938</i>	<i>-</i>	<i>-</i>	<i>760</i>	<i>-</i>	<i>-</i>	<i>169</i>	<i>-</i>	<i>-</i>
Social housing	2,562	0.6%	-2.1	2,339	0.3%	1.3	1,876	0.3%	3,1
Commercial property	121	15.1%	-96.5	139	15.0%	-79.1	175	15.7%	-313,6
TOTAL	52,811	0.7%	-0.8	42,723	0.7%	1.5	34,572	0.7%	-1,2
<i>Total excluding securitisation tranches</i>	<i>33,472</i>	<i>1.1%</i>	<i>-1.2</i>	<i>28,502</i>	<i>1.1%</i>	<i>2.3</i>	<i>25,802</i>	<i>0.9%</i>	<i>-1,6</i>

(1) Doubtful loans increased by Euro 54.8 million in 2005 and Euro 52.9 million in 2006 due to an accounting change related to the migration to a new software application.

Note: By convention, losses and risk charges represent expenses when the number is positive.

This table confirms the results already observed in the loans and related items portfolio of the private sector:

- Dynamic growth of outstanding loans, from Euro 42.7 billion in 2006 to Euro 52.7 at the end of 2006. After adding loans indirectly held through securitisation units, the category of loans with public guarantees markedly increased in 2006 and now accounts for 42% of the entire non-subsidised sector.
- A stable percentage of doubtful loans across the board. The seemingly higher percentage of doubtful loans to private individuals is due to the relative weight, less in 2006 than in 2005, of securitisation tranches, which do not recognise any unpaid loans.

The average percentage of doubtful loans was 0.7% at the end of 2006, the same as that of 2005, which confirms the very high quality of Compagnie de Financement Foncier's assets.

- A very low overall risk charge, maintained once again slightly above zero. This resulted in a gain of Euro 3.9 million in 2006.

ANALYSIS OF INTEREST RATE AND CURRENCY RISKS

a. Hedging transactions

At the time of the transfer on 21 October 1999, macro-hedging swaps were established to transform balance sheet exposures into variable interest rate. In addition, over the life of the loans, all the risks of the subsidised sector, including interest rate, prepayment and renegotiation risks, are covered under the guarantee granted by the French State.

Appropriate mechanisms have been implemented, upon acquisition, for loans acquired since the transfer to neutralise interest rate risks on these assets.

The fixed-rate loans transferred by Crédit Foncier de France are covered by variable-rate hedging swaps, and guaranteed rate transactions are also settled for variable-rate loans that have a rate cap. Until November 2005, Compagnie de Financement Foncier classified derivatives as micro-hedging instruments when they were set up on acquired loan portfolios. This accounting method was initially retained because of regulations governing *sociétés de crédit foncier*. Recent amendments to these regulations have led Compagnie de Financement Foncier to recognise any new transaction as a macro-hedge even if the instrument is used for micro-hedging purposes on an asset acquisition. At the end of 2006, Compagnie de Financement Foncier also reclassified all previous transactions as macro-hedges without any incidence on its results.

With the Caisses d'Épargne Group, a series of mechanisms were also put in place to enable hedging against interest rate risks and guarantee Compagnie de Financement Foncier's expected returns.

Securities purchased on financial markets and loans granted directly by Compagnie de Financement Foncier to public sector authorities outside France that are not originated in euros and at variable rates are subject to interest rate and currency swaps, as applicable.

Funds raised through Compagnie de Financement Foncier's primary market issues are covered by micro-hedging interest rate and currency swaps when the issues are in non-Euro denominated currencies and at fixed rates.

Finally, Compagnie de Financement Foncier reviews its interest rate positions every quarter, and periodically puts new macro-hedging swaps in place to correct positions that get too close to the limits it is committed to respecting for the entire life of its balance sheet.

In order to offset any credit risks tied to these derivatives, Compagnie de Financement Foncier has signed asymmetrical collateralisation agreements with all counterparties. As a result, it receives deposits corresponding to its net position after deductions depending on the credit rating of the counterparty, without having to deposit collateral on its own behalf in the opposite case. At 31 December 2006, this unsecured debt consisting of cash equivalents received amounted to Euro 332 million.

Recorded as off-balance sheet transactions, the volume of financial instruments traded in these hedging transactions exceeds the size of the balance sheet. These reciprocal commitments amounted to Euro 115 billion at 31 December 2006, compared to Euro 97 billion a year earlier. This 19% increase over the previous year is explained by the dynamic growth of Compagnie de Financement Foncier's activities and its policy of for active risk management. The reclassification of hedging transactions on previous acquisitions of loan portfolios, initially recognised as micro-hedges, at the end of 2006, modified the distribution of derivatives. Outstanding micro-hedges valued at Euro 7.7 billion were reclassified as macro-hedges.

The breakdown of financial instruments, according to the desired hedging objective, is now as follows:

- Macro-hedging interest rate swaps for Euro 20.5 billion at 31 December 2006, compared to Euro 11.2 billion a year earlier. This amount includes Euro 1.3 billion in swaps transferred from Crédit Foncier in 1999 related to its former activity as a *société de crédit foncier* and swaps which closed the open positions that appeared at the time of the transfer.

The balance, i.e. Euro 19.2 billion, fulfils two main objectives: hedging loan portfolio acquisitions as soon as these new assets are recognised on the balance sheet and correcting balance sheet distortions caused by events such as prepayments in particular, occurring over the life of these loans. Of this total, Euro 0.5 billion concerns interest rate management for the subsidised sector.

- Micro-hedging swaps of assets acquired for Euro 7.8 billion in 2006, compared to Euro 14.6 billion in 2005. These primarily correspond to interest rate swaps negotiated by Compagnie de Financement Foncier to transform fixed-rate assets, investment securities or public sector loans into variable-rate assets. Currency swaps were also negotiated for the portion of non-Euro denominated securities; the outstanding amount was Euro 1.9 billion of currencies to be delivered and Euro 2.0 billion to be received
- Micro-hedging swaps for issued debt. Interest rate swaps totalled Euro 56.0 billion at the end of 2006. Currency swaps amounted to Euro 12.9 billion of currencies to be delivered (Euro 12.1 billion to be received). These swaps rose sharply in 2006, by up to Euro 11 billion for hedges against interest rate risks and by Euro 2 billion for protection against exchange rate risks. These movements reflect the very active management of benchmark indices for the variable-rate component of the swaps, the increase in issuance volumes most often at fixed rates for privileged debt and the lower proportion in 2006 of securities originally denominated in euros.
- Micro-hedging conditional transactions for Euro 1.3 billion, negotiated to protect the variable-rate loan portfolios with remuneration capped to the benefit of their borrowers.

b. Residual rate position

Taking into account the different hedging mechanisms negotiated by Compagnie de Financement Foncier when transactions are settled, exposure to interest rate risk is limited to the possible distortion of the hedging transaction due to unknown events at origination and occurring over its expected life.

Since the securitisation tranches have variable rates from origination and the maturity date of other investment securities is predetermined, the residual rate position is constituted by fixed-rate loans whose prepayment is not covered by indemnities equivalent to the risk incurred.

In the subsidised sector, interest rate risk is supported by the State in connection with its guarantee and all the loans granted to legal entities benefit from actuarial indemnities. Therefore, there is only a residual risk on the outstanding fixed-rate loans in the private sector granted to individuals, due to the cap on the indemnity stipulated in the contract in the event of prepayment, which is limited to 6 months interest with a maximum of 3% of the outstanding principal amount.

For Compagnie de Financement Foncier, these loans amounted to Euro 5.3 billion at 31 December 2006, as most of Crédit Foncier's recent production is at variable rates. Moreover, the low nominal rate of these loans constitutes an additional protection against the risk of prepayment and renegotiation. Interest-free loans stood at Euro 1.7 billion and loans whose rate falls between zero and 6% amounted to Euro 3.0 billion. A potential interest rate risk, resulting from prepayment or imperfectly indemnified renegotiation, thus exists on an outstanding loan portfolio of less than Euro 0.6 billion, i.e. 0.8% of the balance sheet.

Furthermore, over the past few years the percentage of prepayment flows has exhibited a moderate increase across Compagnie de Financement Foncier's entire loan portfolio. This percentage remains nevertheless low and close to the incompressible levels not linked to interest rate movements. More prepayments are made on loans in the subsidised sector. Compagnie de Financement Foncier benefits from a rate guarantee on these loans from the French government. This change in the last three years is summarised in the table below:

	2006	2005	2004
Subsidised sector	11.4%	9.9%	9.2%
Private Sector	5.9%	5.4%	4.4%
TOTAL	6.6%	6.2%	5.6%

The increasing percentage of prepayments over time is also apparent with the underlying real estate loans of European securitisation funds, especially in Italy and Spain. The percentage is higher than anticipated when the funds were created; however, this risk is not borne by Compagnie de Financement Foncier, which invested exclusively in variable rate tranches. Acceleration in loan prepayments would therefore only impact the term of the investment, without affecting the annual return.

ANALYSIS OF LIQUIDITY RISK

As for interest rate risks, the asset/liability management rules of Compagnie de Financement Foncier ensure a very low exposure to liquidity risk.

Accordingly, Compagnie de Financement Foncier is committed to maintaining sufficient short-term liquidity to cover its privileged debt commitments for a period of one year.

Moreover, a significant portion of its assets are inherently easily negotiable, such as replacement securities comprised of risk-free, liquid investments, as required by the current legislation governing *sociétés de crédit foncier*. As of 31 December 2006, Compagnie de Financement Foncier held Euro 12.2 billion in replacement securities, or 17.2% of the balance sheet, the majority of which had a remaining term of less than 6 months, as well as Euro 15.6 billion in securities eligible for refinancing at the European Central Bank. At 31 December

2005, Compagnie de Financement Foncier held the equivalent of Euro 9.1 billion in replacement securities and the amount of its short-term assets eligible for ECB financing was Euro 13.0 billion.

Furthermore, in terms of its liquidity position, Compagnie de Financement Foncier applies the same rules as those used for monitoring interest rate risks: its position is reviewed quarterly and compliance with its commitments, regarding its immediately available cash and realisable assets, is constantly monitored. Liquidity management includes an increasing volume of commitments given in 2006, proportional to overall activity growth.

SENSIVITY OF THE BALANCE SHEET

Compagnie de Financement Foncier's exposure to interest rate and liquidity risks can be measured using different sensitivity indicators for its income or asset/liability hedging mechanisms.

In a cash-flow scenario, excluding new acquisitions and issues, the estimated present value of net income over the next 10 years would decline by less than Euro 200 million, i.e. 0.3% compared to the total value of the balance sheet, if market rates increased by two percentage points with other factors remaining unchanged. In 2005, income sensitivity to market movements was also as low as 0.1% of the balance sheet.

The duration of fixed and variable-rate balance sheet items at 31 December 2006 remained comparable: the asset duration was 6.8 years compared to 5.9 years for liabilities. In 2005, they were very close, 5.9 and 6.1 years for assets and liabilities respectively. The longer duration of assets was essentially due to longer terms on loans granted or in stock as a result of higher interest rates which have an incidence on the term of variable-rate loans.

OTHER RISKS

Legal risk

- **Exceptional events and legal disputes:**

At 31 December 2006, there were no exceptional events or legal disputes likely to have a material impact on Compagnie de Financement Foncier's activity financial position or results.

- **Insurance policy:**

Compagnie de Financement Foncier has the following insurance policies subscribed by Crédit Foncier de France:

- A "comprehensive" policy covering all risks except real estate, subscribed by Crédit Foncier for all offices (head office and network offices), which also covers Compagnie de Financement Foncier since its business is conducted in buildings belonging to Crédit Foncier de France. This policy also covers Crédit Foncier's mainframe computer system, which is also used by Compagnie de Financement Foncier.
- An insurance policy for protection against risks of "fraud, malice or embezzlement". This contract explicitly refers to Compagnie de Financement Foncier among the companies insured.
- A "civil liability" policy for senior executives and corporate officers (Chairman, Chief Executive, Administrators) for any judgments against them for negligence in the performance of their duties. This policy was taken out by Crédit Foncier de France for its own account and for subsidiaries (including Compagnie de Financement Foncier).

In addition, Compagnie de Financement Foncier has also signed the Group Insurance Agreements covering borrowers of mortgage loans for the risks of death, total and irreversible loss of autonomy, inability to work and disability. Under the Agreement, Compagnie de Financement Foncier is named as the beneficiary of any payments made by the Insurance Company. The same is true of the Group insurance agreements subscribed to protect mortgage borrowers from the risk of "job loss". Lastly, Compagnie de Financement Foncier has also signed a "collateral loss" agreement under which it can be compensated if the building financed and mortgaged is damaged by fire or explosion, and if the owner-borrower does not qualify for compensation from his own insurer due to lack of coverage or to insufficient coverage.

Social and environmental risks

In terms of social and environmental risks, Compagnie de Financement Foncier relies upon the material and human resources provided by Crédit Foncier de France under the agreements entered into pursuant to Articles L. 515-22 and L. 515-23 of the French *Code monétaire et financier*. Its own business as a *société de crédit foncier* is not likely to have any impact on the environment.

RISK FACTORS RELATING TO THE NOTES

The following paragraphs describe some risk factors that are material to the Notes to be offered and/or listed and admitted to trading in order to assess the market risk associated with these Notes. The risks described below are not the only risks the investors face when investing in the Notes. Additional risks and uncertainties not currently known to the Issuer or that it currently believes to be immaterial could also have a material impact on its business operations. Prospective investors should consult their own financial and legal advisers about risks associated with investment in a particular Series of Notes and the suitability of investing in the Notes in light of their particular circumstances. These risk factors may be completed in the Final Terms of the relevant Notes for a particular issue of Notes.

1. GENERAL RISKS RELATING TO THE NOTES

1.1 Independent Review and Advice

Each prospective investor of Notes must determine, based on its own independent review and such professional advice as it deems appropriate under the circumstances, that its acquisition of the Notes is fully consistent with its financial needs, objectives and condition, complies and is fully consistent with all investment policies, guidelines and restrictions applicable to it and is a fit, proper and suitable investment for it, notwithstanding the clear and substantial risks inherent in investing in or holding the Notes.

A prospective investor may not rely on the Issuer or the Dealer(s) or any of their affiliates in connection with its determination as to the legality of its acquisition of the Notes or as to the other matters referred to above.

1.2 Potential Conflicts of Interest

The Issuer, the Dealer(s) or their respective affiliates may deal with and engage generally in any kind of commercial or investment banking or other business with any issuer of the securities taken up in an index, their respective affiliates or any guarantor or any other person or entities having obligations relating to any issuer of the securities taken up in an index or their respective affiliates or any guarantor in the same manner as if any index-linked Notes issued under the Programme did not exist, regardless of whether any such action might have an adverse effect on an issuer of the securities taken up in the index, any of their respective affiliates or any guarantor.

1.3 Legality of Purchase

Neither the Issuer, the Dealer(s) nor any of their affiliates has or assumes responsibility for the lawfulness of the acquisition of the Notes by a prospective investor of the Notes, whether under the laws of the jurisdiction of its incorporation or the jurisdiction in which it operates (if different), or for compliance by that prospective investor with any law, regulation or regulatory policy applicable to it.

1.4 Modification, waivers and substitution

The conditions of the Notes contain provisions for calling general meetings of holders of Notes to consider matters affecting their interests generally. These provisions permit defined majorities to bind all including holders of Notes who did not attend and vote at the relevant general meeting and holders of Notes who voted in a manner contrary to the majority.

1.5 Taxation

Potential purchasers and sellers of the Notes should be aware that they may be required to pay taxes or other documentary charges or duties in accordance with the laws and practices of the country where the Notes are transferred or other jurisdictions. In some jurisdictions, no official statements of the tax authorities or court decisions may be available for innovative financial notes such as the Notes. Potential investors are advised not to rely upon the tax summary contained in this Base Prospectus but to ask for their own tax adviser's advice on their individual taxation with respect to the acquisition, sale and redemption of the Notes. Only these advisors are in a position to duly consider the specific situation of the potential investor. This investment consideration has to be

read in connection with the taxation sections of this Base Prospectus and the additional tax sections, if any, contained in the relevant Final Terms.

1.6 EU Savings Directive

On 3 June 2003, the European Council of Economics and Finance Ministers adopted a Directive 2003/48/EC regarding the taxation of savings income in the form of interest payments (the “**Directive**”). The Directive requires Member States, subject to a number of conditions being met, to provide to the tax authorities of other Member States details of payments of interest and other similar income made by a paying agent located within its jurisdiction to, or for the benefit of, an individual resident in that other Member State, except that, for a transitional period, Belgium, Luxembourg and Austria will instead withhold an amount on interest payments unless the relevant beneficial owner of such payment elects otherwise (see “Taxation-EU Taxation”).

If, following implementation of the Directive, a payment were to be made or collected through a Member State which has opted for a withholding system and an amount of, or in respect of, tax were to be withheld from that payment, neither the Issuer nor any Paying Agent nor any other person would be obliged to pay additional amounts with respect to any Note as a result of the imposition of such withholding tax. If a withholding tax is imposed on payments made by a Paying Agent following implementation of the Directive, the Issuer will be required to maintain a Paying Agent in a Member State that will not be obliged to withhold or deduct tax pursuant to the Directive.

1.7 Withholding taxes - No gross-up obligation

If French law should require that any payments in respect of any Note be subject to deduction or withholding in respect of any taxes or duties whatsoever, the Issuer will not pay any additional amounts. Therefore, the corresponding risk shall be borne by the Noteholders or, if applicable, the Receiptholders and the Couponholders.

1.8 Change of Law

The Terms and Conditions of the Notes are based on French law in effect as at the date of this Base Prospectus. No assurance can be given as to the impact of any possible judicial decision or change in French law or the official application or interpretation of French law after the date of this Base Prospectus.

1.9 Currency risk

Prospective investors of the Notes should be aware that an investment in the Notes may involve exchange rate risks. The Notes may be denominated in a currency other than the currency of the purchaser’s home jurisdiction; and/or the Notes may be denominated in a currency other than the currency in which a purchaser wishes to receive funds. Exchange rates between currencies are determined by factors of supply and demand in the international currency markets which are influenced by macro economic factors, speculation and central bank and government intervention (including the imposition of currency controls and restrictions). Fluctuations in exchange rates may affect the value of the Notes.

1.10 Credit ratings may not reflect all risks

One or more independent credit rating agencies may assign credit ratings to the Notes. The ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be revised or withdrawn by the rating agency at any time.

1.11 No active secondary/trading market for the Notes

Notes issued under the Programme will be new securities which may not be widely distributed and for which there may be no active trading market (unless in the case of any particular Tranche, such Tranche is to be consolidated with and form a single series with a Tranche of Notes which is already issued). If the Notes are traded after their initial issuance, they may trade at a discount to their initial offering price, depending upon prevailing interest rates, the market for similar securities, general economic conditions and the financial condition of the Issuer. Although in relation to Notes to be admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. and/or any other Regulated Market in the European Economic Area and/or offered to the public in the

European Economic Area (with the exception of France), the Final Terms of the Notes will be filed with the *Autorité des marchés financiers* in France and with the competent authority of the Regulated Market of the European Economic Area where the Notes will be listed and admitted to trading, there is no assurance that such admission to trading or offer to the public will occur, that any particular Tranche of Notes will be so listed and admitted or that an active trading market will develop. Accordingly, there is no assurance as to the development or liquidity of any trading market for any particular Tranche of Notes.

1.12 Market Value of the Notes

The market value of the Notes will be affected by the creditworthiness of the Issuer and a number of additional factors, including the value of an index, including, but not limited to, the volatility of an index, or the dividend on the securities taken up in the index, market interest and yield rates and the time remaining to the maturity date.

The value of the Notes, the index depends on a number of interrelated factors, including economic, financial and political events in France or elsewhere, including factors affecting capital markets generally and the stock exchanges on which the Notes, the securities taken up in the index, or the index are traded. The price at which a holder of Notes will be able to sell the Notes prior to maturity may be at a discount, which could be substantial, from the issue price or the purchase price paid by such purchaser. The historical market prices of an index should not be taken as an indication of an index's future performance during the term of any Note.

2. RISKS RELATED TO THE STRUCTURE OF A PARTICULAR ISSUE OF NOTES

The Programme allows for different types of Notes to be issued. Accordingly, each Tranche of Notes may carry varying risks for potential investors depending on the specific features of such Notes such as, *inter alia*, the provisions for computation of periodic interest payments, if any, redemption and issue price.

2.1 Notes subject to optional redemption by the Issuer

If in the case of any particular Tranche of Notes the Final Terms specifies that the Notes are redeemable at the Issuer's option in certain circumstances the Issuer may choose to redeem the Notes at times when prevailing interest rates may be relatively low. During a period when the Issuer may elect, or has elected, to redeem Notes, such Notes may feature a market value not substantially above the price at which they can be redeemed. In such circumstances an investor may not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the Notes.

2.2 Fixed Rate Notes

Investment in Notes which bear interest at a fixed rate involves the risk that subsequent changes in market interest rates may adversely affect the value of the relevant Tranche of Notes.

2.3 Floating Rate Notes

Investment in Notes which bear interest at a floating rate comprise (i) a reference rate and (ii) a margin to be added or subtracted, as the case may be, from such base rate. Typically, the relevant margin will not change throughout the life of the Notes but there will be a periodic adjustment (as specified in the Final Terms) of the reference rate (e.g., every three months or six months) which itself will change in accordance with general market conditions. Accordingly, the market value of floating rate Notes may be volatile if changes, particularly short term changes, to market interest rates evidenced by the relevant reference rate can only be reflected in the interest rate of these Notes upon the next periodic adjustment of the relevant reference rate.

2.4 Inverse Floating Rate Notes

Investment in Notes which bear interest at an inverse floating rate comprise (i) a fixed base rate minus (ii) a reference rate. The market value of such Notes typically is more volatile than the market value of floating rate Notes based on the same reference rate (and with otherwise comparable terms). Inverse Floating Rate Notes are more volatile because an increase in the reference rate not only decreases the interest rate of the Notes, but may also reflect an increase in prevailing interest rates, which further adversely affects the market value of these Notes.

2.5 Fixed to Floating Rate Notes

Fixed to floating rate Notes initially bear interest at a fixed rate; conversion from a fixed rate to a floating rate then takes place either automatically or at the option of the Issuer if certain predetermined conditions are met. The conversion (whether it be automatic or optional) of the interest rate will affect the secondary market and the market value of the Notes since the conversion may lead to a lower overall cost of borrowing. If a fixed rate is converted to a floating rate, the spread on the fixed to floating rate Notes may be less favourable than then prevailing spreads on comparable floating rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on other Notes.

2.6 Notes issued at a substantial discount or premium

The market values of securities issued at a substantial discount or premium from their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing securities. Generally, the longer the remaining term of the securities, the greater the price volatility as compared to conventional interest-bearing securities with comparable maturities.

2.7 Index-Linked Notes

Index-linked Notes are debt securities which do not provide for predetermined redemption amounts and/or interest payments but amounts due in respect of principal and/or interest will be dependent upon the performance of an index, which itself may contain substantial credit, interest rate or other risks. The amount of principal and/or interest, if any, payable by the Issuer might be substantially less than the issue price or, as the case may be, the purchase price invested by the Holder of Notes and may even be zero in which case the Holder of Notes may lose his entire investment.

Index-linked Notes are not in any way sponsored, endorsed, sold or promoted by the index sponsor or the respective licensor of the index and such index sponsor or licensor makes no warranty or representation whatsoever, express or implied, either as to the results to be obtained from the use of the index and/or the figure at which the index stands at any particular time. Each index is determined, composed and calculated by its respective index sponsor or licensor, without regard to the Issuer or the Notes. None of the index sponsors or licensors is responsible for or has participated in the determination of the timing of, prices at, or quantities of the Notes to be issued or in determination or calculation of the equation by which the Notes settle into cash. None of the index sponsors or licensors has any obligation or liability in connection with the administration, marketing or trading of the Notes. The index sponsor or licensor of an index has no responsibility for any calculation agency adjustment made for the index.

None of the Issuer, the Dealer(s) or any of their affiliates makes any representation as to an index. Any of such persons may have acquired, or during the term of the Notes may acquire, non-public information with respect to an index that is or may be material in the context of index-linked Notes. The issue of index-linked Notes will not create any obligation on the part of any such persons to disclose to the holders of Notes or any other party such information (whether or not confidential).

2.8 Partly-paid Notes

The Issuer may issue Notes where the issue price is payable in more than one instalment. Failure to pay any subsequent instalment could result in an investor losing all of his investment.

2.9 Variable rate Notes with a multiplier or other leverage factor

Notes with variable interest rates can be volatile investments. If they are structured to include multipliers or other leverage factors, or caps or floors, or any combination of those features, their market values may be even more volatile than those for securities that do not include those features.

2.10 Structured Notes

An investment in Notes, the premium and/or the interest on or principal of which is determined by reference to one or more values of currencies, commodities, interest rates or other indices or formulae, either directly or inversely, may entail significant risks not associated with similar investments in a conventional debt security,

including the risks that the resulting interest rate will be less than that payable on a conventional debt security at the same time and/or that an investor may lose the value of its entire investment or part of it, as the case may be. Neither the current nor the historical value of the relevant currencies, commodities, interest rates or other indices or formulae should be taken as an indication of future performance of such currencies, commodities, interest rates or other indices or formulae during the term of any Note.

DOCUMENTS INCORPORATED BY REFERENCE

This Base Prospectus should be read and construed in conjunction with:

- (a) the audited annual financial statements of the Issuer for the financial year ended 31 December 2005 with the audit report thereon, which are contained in the Issuer's Base Prospectus dated 1 August 2006 with received visa n°06-279 from the AMF on 1 August 2006 (the "**Base Prospectus 2006**"), and
- (b) the audited annual financial statements of the Issuer for the financial year ended 31 December 2006 with the audit report thereon, which are contained in the Issuer's Prospectus Supplement dated 16 April 2007 with received visa n°07-116 from the AMF on 16 April 2007 (the "**Prospectus Supplement 2007**").

Such documents are incorporated in, and form part of this Base Prospectus, save that any statement contained in a document which is deemed to be incorporated by reference herein shall be deemed to be modified or superseded for the purpose of this Base Prospectus to the extent that a statement contained herein modifies or supersedes such earlier statement (whether expressly, by implication or otherwise).

Copies of documents deemed to be incorporated by reference in this Base Prospectus may be obtained from (i) the registered office of the Issuer, (ii) the website of the *Autorité des marchés financiers* (www.amf-france.org) and/or (iii) the offices of each Paying Agent set out at the end of this Base Prospectus during normal business hours.

The information incorporated by reference in this Base Prospectus shall be read in connection with the following cross-reference list:

	Base Prospectus 2006	Prospectus Supplement 2007
Income statement	Page 89.	Page 31.
Balance sheet	Page 87.	Pages 28 and 29.
Cash flow statement	Pages 136 and 137.	Pages 80 and 81.
Accounting Principle	Pages 90 to 97.	Page 35 to 42.
Notes	Pages 98 to 137.	Pages 43 to 81
Auditors report	Pages 138 and 139.	Pages 86 to 88

Any information not listed in the cross-reference list but included in the documents incorporated by reference is given for information purposes only.

SUPPLEMENT TO THE BASE PROSPECTUS

If at any time the Issuer shall be required to prepare a supplement to the Base Prospectus pursuant to Article 212-25 of the *Règlement Général* of the *Autorité des marchés financiers* implementing Article 16 of the Prospectus Directive 2003/71/EC, the Issuer will prepare and make available an appropriate supplement to this Base Prospectus or a restated Base Prospectus, which in respect of any subsequent issue of Notes to be listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. or on a Regulated Market of a Member State of the European Economic Area, shall constitute a supplement to the Base Prospectus for the purpose of the relevant provisions of the Directive 2003/71/EC.

OVERVIEW OF THE PROGRAMME

The following overview is qualified in its entirety by the remainder of this Base Prospectus.

Issuer:	Compagnie de Financement Foncier, (a <i>société anonyme</i> incorporated under French law duly licensed in France as a <i>société de crédit foncier</i>).
Description:	Euro Medium Term Note Programme for the continuous offer of Notes (as described herein) (the “ Programme ”); under the Programme, the Issuer may, from time to time, issue <i>obligations foncières</i> (the “ Obligations Foncières ”) benefiting from the <i>privilège</i> created by Article L. 515-19 of the French <i>Code monétaire et financier</i> (for further description see “Summary of the legislation and regulations relating to <i>Sociétés de Crédit Foncier</i> ”). The <i>Obligations Foncières</i> are hereinafter referred to as the “ Notes ”.
Arranger:	Deutsche Bank AG, Paris Branch
Dealers:	ABN AMRO Bank N.V. Barclays Bank PLC BNP PARIBAS CALYON Crédit Foncier de France Crédit Suisse Securities (Europe) Limited Deutsche Bank AG, London Branch Dresdner Bank Aktiengesellschaft HSBC France J.P. Morgan Securities Ltd. Merrill Lynch International Morgan Stanley & Co. International plc NATIXIS Nomura International plc Société Générale UBS Limited

The Issuer may from time to time terminate the appointment of any Dealer under the Programme or appoint additional dealers either in respect of one or more Tranches or in respect of the whole Programme. References in this Base Prospectus to “**Permanent Dealers**” are to the persons listed above as Dealers and to such additional persons that are appointed as dealers in respect of the whole Programme (and whose appointment has not been terminated) and references to “**Dealers**” are to all Permanent Dealers and all persons appointed as a dealer in respect of one or more Tranches.

At the date of this Base Prospectus, only credit institutions and investment firms incorporated in a member state of the European Union (“**EU**”) and which are authorised by the relevant authority of such member home state to lead-manage bond issues in such member state may act (a) as Dealers with respect to non-syndicated issues of Notes denominated in Euro and (b) as lead manager of issues of Notes denominated in Euro issued on a syndicated basis.

Programme Limit:	Up to Euro 75,000,000,000 (or the equivalent in other currencies at the date of issue) aggregate nominal amount of Notes outstanding at any one time.
Luxembourg Listing Agent:	Deutsche Bank Luxembourg S.A. 2, boulevard Konrad Adenauer L-1115 Luxembourg Luxembourg
Fiscal Agent and Principal Paying Agent:	Deutsche Bank AG, London Branch Winchester House 1 Great Winchester Street EC2N 2DB London United Kingdom
Paying Agents:	Crédit Foncier de France as Paris Paying Agent 4, Quai de Bercy 94224 Charenton Cedex France
	Deutsche Bank Luxembourg S.A. as Luxembourg Paying Agent 2, boulevard Konrad Adenauer L-1115 Luxembourg Luxembourg
	Deutsche Bank Aktiengesellschaft, as Frankfurt Paying Agent Grosse Gallustrasse 10-14 60272 Frankfurt am Main Germany
Method of Issue:	The Notes will be issued on a syndicated or non-syndicated basis. The Notes will be issued in series (each a “ Series ”) having one or more issue dates and on terms otherwise identical (or identical other than in respect of the first payment of interest), the Notes of each Series being intended to be interchangeable with all other Notes of that Series. Each Series may be issued in tranches (each a “ Tranche ”) on the same or different issue dates. The specific terms of each Tranche (which will be supplemented, where necessary, with supplemental terms and conditions and which, save in respect of the issue date, issue price, first payment of interest and nominal amount of the Tranche, will be identical to the terms of other Tranches of the same Series) will be set out in a Final Terms to this Base Prospectus (the “ Final Terms ”).
Maturities:	Subject to compliance with all relevant laws, regulations and directives, any maturity from one month from the date of original issue.
Currencies:	Subject to compliance with all relevant laws, regulations and directives, Notes may be issued in Euro, U.S. Dollars, Hong Kong Dollars, Japanese yen, Swiss francs, Sterling, Canadian Dollars and in any other currency agreed between the Issuer and the relevant Dealers. The Arranger, each Dealer and the Issuer will, in relation to issues of Notes denominated in Euro, comply with the Guidelines provided by the letter dated 1 October 1998 from the French Minister of Economy, Finance and Industry to the <i>Président</i> of the <i>Association française des établissements de crédit et des entreprises d’investissement</i> (the “ Euro ”).

Guidelines”).

Denomination:

Notes will be in such denominations as may be specified in the relevant Final Terms.

The Notes will be issued in such denomination(s) as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Note listed and admitted to trading on a regulated market, or offered to the public, in a Member State of the European Economic Area in circumstances which require the publication of a prospectus under the Prospectus Directive will be Euro 1,000 (or, if the Notes are denominated in a currency other than euro, the equivalent amount in such currency at the issue date) or such other higher amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency.

Notes having a maturity of less than one year will constitute deposits for the purposes of the prohibition on accepting deposits contained in section 19 of the Financial Services and Markets Act 2000 unless they are issued to a limited class of professional investors and have a denomination of at least Sterling 100,000 or its equivalent.

Dematerialised Notes shall be issued in one denomination only.

Status of Notes:

The Notes will constitute direct, unconditional, and, as provided below, privileged obligations of the Issuer, all as described in “Terms and Conditions of the Notes - Status”. The Notes are issued under Articles L. 515-13 to L. 515-33 of the French *Code monétaire et financier*. Holders of Notes issued by a *société de crédit foncier* (like the Issuer) benefit from a *privilège* (priority right of payment) over all the assets and revenues of such *société de crédit foncier*. See “Terms and Conditions of the Notes - *Privilège*” and Summary of the Legislation and Regulations relating to *sociétés de crédit foncier*.

Negative Pledge:

None.

Events of Default (including Cross Default):

None.

Redemption:

The relevant Final Terms will specify the basis for calculating the redemption amounts payable.

Optional Redemption:

The Final Terms issued in respect of each issue of Notes will state whether such Notes may be redeemed prior to their stated maturity at the option of the Issuer (either in whole or in part) and if so the terms applicable to such redemption.

Redemption by Instalments:

The Final Terms issued in respect of each issue of Notes that are redeemable in two or more instalments will set out the dates on which, and the amounts in which, such Notes may be redeemed.

Interest Periods and Interest Rates:

The length of the interest periods for the Notes and the applicable interest rate or its method of calculation may differ from time to time or be constant for any Series. Notes may have a maximum interest rate, a minimum interest rate, or both. The use of interest accrual periods permits the Notes to bear interest at different rates in the same interest period. All such information will be set out in the relevant Final Terms.

Fixed Rate Notes:	Fixed interest will be payable in arrear on the date or dates in each year specified in the relevant Final Terms.
Floating Rate Notes:	<p>Floating Rate Notes will bear interest determined separately for each Series as follows:</p> <ul style="list-style-type: none"> (i) on the same basis as the floating rate under an interest rate swap transaction in the relevant Specified Currency pursuant to the 2001 FBF Master Agreement relating to transactions on forward financial instruments (formerly 1994 AFB Master Agreement for Foreign Exchange and Derivatives Transactions), as supplemented by the Technical Schedules published by the <i>Association Française des Banques</i> or the FBF, or (ii) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions published by the International Swaps and Derivatives Association, Inc., or (iii) by reference to LIBOR, LIBID, LIMEAN or EURIBOR (or such other benchmark as may be specified in the relevant Final Terms), or as otherwise provided in the relevant Final Terms, <p>in each case as adjusted for any applicable margin.</p> <p>Interest periods will be specified in the relevant Final Terms.</p>
Zero Coupon Notes:	Zero Coupon Notes may be issued at their nominal amount or at a discount to it and will not bear interest.
Dual Currency Notes:	Payments (whether in respect of principal or interest and whether at maturity or otherwise) in respect of Dual Currency Notes will be made in such currencies, and based on such rates of exchange, as may be specified in the relevant Final Terms.
Index Linked Notes:	Payments of principal in respect of Index Linked Redemption Notes or of interest in respect of Index Linked Interest Notes will be calculated by reference to such index and/or formula as may be specified in the relevant Final Terms.
Other Notes:	Terms applicable to high interest Notes, low interest Notes, step-up Notes, step-down Notes, reverse dual currency Notes, optional dual currency Notes, partly paid Notes and any other type of Notes that the Issuer and any Dealer or Dealers may agree to issue under the Programme will be set out in the relevant Final Terms or in a supplement to the Base Prospectus. No credit linked Notes will be issued under the Programme.
Redenomination:	Notes issued in the currency of any Member State of the EU which participates in the single currency of the EMU may be redenominated into Euro, all as more fully provided in “Terms and Conditions of the Notes - Form, Denomination, Title and Redenomination(s)” below.
Consolidation:	Notes of one Series may be consolidated with Notes of another Series as more fully provided in “Terms and Conditions of the Notes - Further Issues and Consolidation”.
Form of Notes:	Notes may be issued in either dematerialised form (“ Dematerialised Notes ”) or in bearer materialised form (“ Materialised Notes ”). Dematerialised Notes may, at the option of the Issuer, be issued in

bearer dematerialised form (*au porteur*) or in registered dematerialised form (*au nominatif*) and, in such latter case, at the option of the relevant holder, in either fully registered dematerialised form (*au nominatif pur*) or administered registered dematerialised form (*au nominatif administré*). No physical documents of title will be issued in respect of Dematerialised Notes. See “Notes - Form, Denomination, Title and Redenomination”.

Materialised Notes will be in bearer materialised form only. A Temporary Global Certificate will initially be issued in respect of each Tranche of Materialised Notes. Materialised Notes may only be issued outside France.

Governing Law:

French.

Clearing Systems:

Euroclear France as central depository in relation to Dematerialised Notes and, in relation to Materialised Notes, Clearstream, Luxembourg and Euroclear or any other clearing system that may be agreed between the Issuer, the Fiscal Agent and the relevant Dealer.

Initial Delivery of Dematerialised

Notes:

No later than one Paris business day before the issue date of each Tranche of Dematerialised Notes, the *lettre comptable* relating to such Tranche shall be deposited with Euroclear France as central depository.

Initial Delivery of Materialised

Notes:

On or before the issue date for each Tranche of Materialised Notes, the Temporary Global Certificate issued in respect of such Tranche shall be deposited with a common depository for Euroclear and Clearstream, Luxembourg or with any other clearing system or may be delivered outside any clearing system provided that the method of such delivery has been agreed in advance by the Issuer, the Fiscal Agent and the relevant Dealer.

Issue Price:

Notes may be issued at their nominal amount or at a discount or premium to their nominal amount. Partly Paid Notes may be issued, the issue price of which will be payable in two or more instalments.

Taxation:

The European Council Directive 2003/48/EC on the taxation of savings income was implemented into French law under Article 242 *ter* of the French *Code général des impôts*, which imposes on paying agents based in France an obligation to report to the French tax authorities certain information with respect to interest payments made to beneficial owners domiciled in another Member State, including, among other things, the identity and address of the beneficial owner and a detailed list of the different categories of interest paid to that beneficial owner.

Payments of interest and other revenues with respect to Notes which constitute *obligations* under French law and are issued or deemed to be issued by the Issuer outside the Republic of France benefit from the exemption from deduction of tax at source on interest set out under Article 125 A III of the French *Code général des impôts*, as provided for in Article 131 *quater* of the French *Code général des impôts*. Accordingly, such payments do not give the right to any tax credit from any French source.

Notes constituting *Obligations Foncières* under French law will be issued (or deemed to be issued) outside France (i) in the case of syndicated or non-syndicated issues of Notes, if such Notes are

denominated in Euro, (ii) in the case of syndicated issues of Notes denominated in currencies other than Euro, if, *inter alia*, the Issuer and the relevant Dealers agree not to offer the Notes to the public in the Republic of France and such Notes are offered in the Republic of France only through an international syndicate to qualified investors (*investisseurs qualifiés*) as described in Article L. 411-2 of the French *Code monétaire et financier*, or (iii) in the case of issues of Notes denominated in currencies other than Euro that are not offered and sold through an international syndicate, if each of the initial subscribers of the Notes is domiciled or resident for tax purposes outside the Republic of France and does not act through a permanent establishment or fixed base therein, in each case as more fully set out in the Circular 5 I-11-98 of the *Direction Générale des Impôts* dated 30 September 1998.

However, if so provided in the relevant Final Terms, Notes constituting *Obligations Foncières* denominated in currencies other than Euro may be offered without an international syndicate and may be placed with subscribers not all of whom are resident outside the Republic of France. In such cases, the *Obligations Foncières* will not benefit from the exemption from deduction at source provided for in Article 131 *quater* of the French *Code général des impôts* and interest payments under such Notes made to a non-French resident will be exempt from withholding or deduction at source only if the beneficiary of the payment provides certification that he is not resident in the Republic of France, all in accordance with the provisions of Article 125 A III of the French *Code général des impôts*, as more fully described in “Terms and Conditions of the Notes - Taxation”.

There will be no grossing up provisions and accordingly no Issuer’s tax call option. See “Terms and Conditions of the Notes - Taxation”.

Listing and Admission to Trading:

The Eurolist by Euronext of Euronext Paris S.A. or as otherwise specified in the relevant Final Terms. As specified in the relevant Final Terms, a Series of Notes may or may not be admitted to trading

Offer to the public:

The Notes shall not be offered to the public in France

Method of Publication:

The Base Prospectus, the supplement(s) thereto, if any, and the Final Terms related to Notes listed and admitted to trading will be published, if relevant, on the website of the *Autorité des marchés financiers*. In addition, if the Notes are listed and admitted to trading on a Regulated Market other than the Eurolist by Euronext of Euronext Paris S.A., or offered to the public in a Member State of the European Economic Area other than France, the relevant Final Terms will provide whether additional methods of publication are required and what they consist of.

Rating:

The Programme has been rated Aaa by Moody's Investors Service¹ and AAA by Standard & Poors Ratings Services. For Moody's Investors Service, Notes issued under the Programme are deemed to have the same rating as the Programme, investors are invited to check on a regular basis the rating assigned to the Programme which is publicly disclosed via Moody's rating desk or moodys.com. The Notes issued under the Programme will be rated AAA by Standard & Poors Ratings Services² and by Fitch Ratings³. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency without notice.

Selling Restrictions:

There are restrictions on the sale of Notes and the distribution of offering material in various jurisdictions. See "Subscription and Sale". In connection with the offering and sale of a particular Tranche, additional selling restrictions may be imposed which will be set out in the relevant Final Terms. See "Subscription and Sale".

The Issuer is Category 1 for the purposes of Regulation S under the United States Securities Act of 1933, as amended.

Materialised Notes will be issued in compliance with U.S. Treas. Reg. §1.163-5(c)(2)(i)(D) (the "**D Rules**") unless (i) the relevant Final Terms states that such Materialised Notes are issued in compliance with U.S. Treas. Reg. §1.163-5(c)(2)(i)(C) (the "**C Rules**") or (ii) such Materialised Notes are issued other than in compliance with the D Rules or the C Rules but in circumstances in which the Notes will not constitute "registration required obligations" under the United States Tax Equity and Fiscal Responsibility Act of 1982 ("**TEFRA**"), which circumstances will be referred to in the relevant Final Terms as a transaction to which TEFRA is not applicable.

Dematerialised Notes do not require compliance with the TEFRA Rules.

¹ Obligations rated Aaa are judged to be of the highest quality, with minimal credit risk (source: Moody's Investors Service).

² An obligation rated "AAA" has the highest rating assigned by Standard & Poor's. The obligor capacity to meet its financial commitment on the obligation is extremely strong (source: Standard & Poors Ratings Services).

³ "AAA" ratings denote the lowest expectation of credit risk. They are assigned only in case of exceptionally strong capacity for timely payment of financial commitments. This capacity is highly unlikely to be adversely affected by foreseeable events (source: Fitch Ratings).

TERMS AND CONDITIONS OF THE NOTES

The following is the text of the terms and conditions that, subject to completion in accordance with the provisions of Part A of the relevant Final Terms, shall be applicable to the Notes. In the case of Dematerialised Notes, the text of the terms and conditions will not be endorsed on physical documents of title but will be constituted by the following text as completed by Part A of the relevant Final Terms. In the case of Materialised Notes, either (i) the full text of these terms and conditions together with the relevant provisions of Part A of the Final Terms or (ii) these terms and conditions as so completed (and subject to simplification by the deletion of non-applicable provisions), shall be endorsed on Definitive Materialised Notes. All capitalised terms that are not defined in these Conditions will have the meanings given to them in Part A of the relevant Final Terms. References in the Conditions to “Notes” are to the Notes of one Series only, not to all Notes that may be issued under the Programme.

The Notes are issued by Compagnie de Financement Foncier (the “**Issuer**”) with the benefit of an amended and restated agency agreement dated 16 July 2007 between the Issuer, Deutsche Bank AG, London Branch as fiscal agent and the other agents named in it (the “**Amended and Restated Agency Agreement**”). The fiscal agent, the paying agents, the redenomination agent, the consolidation agent and the calculation agent(s) for the time being (if any) are referred to below respectively as the “**Fiscal Agent**”, the “**Paying Agents**” (which expression shall include the Fiscal Agent), the “**Redenomination Agent**”, the “**Consolidation Agent**” and the “**Calculation Agent(s)**”.

For the purpose of these Terms and Conditions, “**Regulated Market**” means any regulated market situated in a Member State of the European Economic Area (“**EEA**”) as defined in the Markets in Financial Instruments Directive 2004/39/EEC.

References below to “**Conditions**” are, unless the context requires otherwise, to the numbered paragraphs below.

Certain defined terms contained in the 2001 FBF Master Agreement relating to transactions on forward financial instruments (formerly the 1994 AFB Master Agreement for Foreign Exchange and Derivatives Transactions) as supplemented by the Technical Schedules published by the AFB or the FBF (together, the “**FBF Master Agreement**”) and in the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc., have either been used or reproduced in Condition 5 below.

Copies of the FBF Master Agreement are available for inspection at the specified offices of each of the Paying Agents.

1 Form, Denomination, Title and Redenomination

(a) **Form:** Notes may be issued either in dematerialised form (“**Dematerialised Notes**”) or in materialised form (“**Materialised Notes**”).

(i) Title to Dematerialised Notes will be evidenced in accordance with Article L.211-4 of the French *Code monétaire et financier* by book entries (*inscriptions en compte*). No physical document of title (including *certificats représentatifs* pursuant to Article R.211-7 of the French *Code monétaire et financier*) will be issued in respect of the Dematerialised Notes.

Dematerialised Notes are issued, at the option of the Issuer and as specified in the final terms (the “**Final Terms**”), in either bearer dematerialised form (*au porteur*), which will be inscribed in the books of Euroclear France (“**Euroclear France**”) (acting as central depository) which shall credit the accounts of Account Holders, or in registered dematerialised form (*au nominatif*) and, in such latter case, at the option of the relevant holder in either administered registered dematerialised form (*au nominatif administré*) inscribed in the books of an Account Holder designated by the relevant holder of Notes or in fully registered dematerialised form (*au nominatif pur*) inscribed in an account in the books of Euroclear France maintained by a registration agent (designated in the relevant Final Terms) acting on behalf of the Issuer (the “**Registration Agent**”).

For the purpose of these Conditions, “**Account Holder**” means any authorised financial intermediary institution entitled to hold directly or indirectly accounts on behalf of its customers with Euroclear France, Euroclear Bank S.A./N.V. (“**Euroclear**”) and the depositary bank for Clearstream Banking, *société anonyme* (“**Clearstream, Luxembourg**”).

- (ii) Materialised Notes are issued in bearer form. Definitive Materialised Notes are printed on security paper, are serially numbered and are issued with coupons (the “**Coupons**”) (and, where appropriate, a talon (the “**Talons**”) attached), save in the case of Zero Coupon Notes in which case references to interest (other than in relation to interest due after the Maturity Date), Coupons and Talons in these Conditions are not applicable. Instalment Notes are issued with one or more receipts (the “**Receipts**”) attached.

In accordance with Article L.211-4 of the French Code monétaire et financier, securities (including the Notes) in materialised form and governed by French law must be issued outside the French territory.

- (b) **Denomination:** Notes shall be issued in the Specified Denomination(s) as set out in the relevant Final Terms save that the minimum denomination of each Note listed and admitted to trading on a regulated market, or offered to the public, in a Member State of the European Economic Area (“**EEA**”) in circumstances which require the publication of a prospectus under the Prospectus Directive will be Euro 1,000 (or, if the Notes are denominated in a currency other than euro, the equivalent amount in such currency at the issue date) or such other higher amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency. Dematerialised Notes shall be issued in one Specified Denomination only.
- (c) **Title:**
 - (i) Title to Dematerialised Notes in bearer dematerialised form (*au porteur*) and in administered registered dematerialised form (*au nominatif administré*) shall pass upon, and transfer of such Notes may only be effected through, registration of the transfer in the accounts of Account Holders. Title to Dematerialised Notes in fully registered dematerialised form (*au nominatif pur*) shall pass upon, and transfer of such Notes may only be effected through, registration of the transfer in the accounts of the Registration Agent.
 - (ii) Title to Definitive Materialised Notes and Receipts, Coupons and Talons shall pass by delivery.
 - (iii) Except as ordered by a court of competent jurisdiction or as required by law, the holder (as defined below) of any Note, Receipt, Coupon or Talon shall be deemed to be and may be treated as its absolute owner for all purposes, whether or not it is overdue and regardless of any notice of ownership, or an interest in it, any writing on it or its theft or loss and no person shall be liable for so treating the holder.
 - (iv) In these Conditions, “**holder of Notes**”, “**holder of any Note**” or “**Noteholder**” means (i) in the case of Dematerialised Notes, the person whose name appears in the account of the relevant Account Holder or the Registration Agent (as the case may be) as being entitled to such Notes and (ii) in the case of Materialised Notes, the bearer of any definitive Materialised Note and the Receipt, Coupon or Talon relating to it, and capitalised terms have the meanings given to them in the relevant Final Terms, the absence of any such meaning indicating that such term is not applicable to the Notes.
- (d) **Redenomination:**
 - (i) The Issuer may (if so specified in the relevant Final Terms), on any Interest Payment Date, without the consent of the holder of any Note, Receipt, Coupon or Talon, by giving at least 30 days’ notice in accordance with Condition 14 and on or after the date on which the European Member State in whose national currency the Notes are denominated has become a participating Member State in the third stage (or any further stage) of the European Economic and Monetary Union (as provided in the Treaty establishing the European Community (the

“EC”, as amended from time to time (the “**Treaty**”) or events have occurred which have substantially the same effects (in either case, “**EMU**”), redenominate all, but not some only, of the Notes of any Series into Euro and adjust the aggregate principal amount and the Specified Denomination(s) set out in the relevant Final Terms accordingly, as described below. The date on which such redenomination becomes effective shall be referred to in these Conditions as the “**Redenomination Date**”.

- (ii) Unless otherwise specified in the relevant Final Terms, the redenomination of the Notes pursuant to Condition 1(d)(i) shall be made by converting the principal amount of each Note from the relevant national currency into Euro using the fixed relevant national currency Euro conversion rate established by the Council of the European Union pursuant to applicable regulations of the Treaty and rounding the resulting figure to the nearest Euro 0.01 (with Euro 0.005 being rounded upwards). If the Issuer so elects, the figure resulting from conversion of the principal amount of each Note using the fixed relevant national currency Euro conversion rate shall be rounded down to the nearest Euro. The Euro denominations of the Notes so determined shall be notified to holders of Notes in accordance with Condition 14. Any balance remaining from the redenomination with a denomination higher than Euro 0.01 shall be paid by way of cash adjustment rounded to the nearest Euro 0.01 (with Euro 0.005 being rounded upwards). Such cash adjustment will be payable in Euros on the Redenomination Date in the manner notified to holders of Notes by the Issuer.
- (iii) Upon redenomination of the Notes, any reference hereon to the relevant national currency shall be construed as a reference to Euro.
- (iv) Unless otherwise specified in the relevant Final Terms, the Issuer may, with the prior approval of the Redenomination Agent and the Consolidation Agent, in connection with any redenomination pursuant to this Condition or any consolidation pursuant to Condition 13, without the consent of the holder of any Note, Receipt, Coupon or Talon, make any changes or additions to these Conditions or Condition 13 (including, without limitation, any change to any applicable business day definition, business day convention, principal financial centre of the country of the Specified Currency, interest accrual basis or benchmark), taking into account market practice in respect of redenominated Euromarket debt obligations and which it believes are not prejudicial to the interests of such holders. Any such changes or additions shall, in the absence of manifest error, be binding on the holders of Notes, Receipts, Coupons and Talons and shall be notified to holders of Notes in accordance with Condition 14 as soon as practicable thereafter.
- (v) Neither the Issuer nor any Paying Agent shall be liable to the holder of any Note, Receipt, Coupon or Talon or other person for any commissions, costs, losses or expenses in relation to or resulting from the credit or transfer of Euros or any currency conversion or rounding effected in connection therewith.

2 Conversions and Exchanges of Notes

(a) Dematerialised Notes

- (i) Dematerialised Notes issued in bearer dematerialised form (*au porteur*) may not be converted for Dematerialised Notes in registered dematerialised form, whether in fully registered dematerialised form (*au nominatif pur*) or in administered registered dematerialised form (*au nominatif administré*).
- (ii) Dematerialised Notes issued in registered dematerialised form (*au nominatif*) may not be converted for Dematerialised Notes in bearer dematerialised form (*au porteur*).
- (iii) Dematerialised Notes issued in fully registered dematerialised form (*au nominatif pur*) may, at the option of the holder of such Notes, be converted into Notes in administered registered dematerialised form (*au nominatif administré*), and *vice versa*. The exercise of any such

option by such holder shall be made in accordance with Article R.211-4 of the French *Code monétaire et financier*. Any such conversion shall be effected at the cost of such holder.

(b) **Materialised Notes**

Materialised Notes of one Specified Denomination may not be exchanged for Materialised Notes of another Specified Denomination.

3 Status

The Notes and, where applicable, any Receipts and Coupons relating to them constitute direct, unconditional and, pursuant to the provisions of Condition 4, privileged obligations of the Issuer and rank and will rank *pari passu* and without any preference among themselves and equally and rateably with all other present or future notes (including the Notes of all other Series) and other resources raised by the Issuer benefiting from the *privilège* (the “*Privilège*”) created by Article L.515-19 of the French *Code monétaire et financier* as described in Condition 4.

4 Privilège

(a) The Notes benefit from the *Privilège* (priority right of payment) created by Article L.515-19 of the French *Code monétaire et financier*.

(b) Pursuant to Article L.515-19 of the French *Code monétaire et financier*, all amounts payable to the Issuer in respect of loans, assimilated receivables, exposure and securities referred to in Article L.515-14 to L.515-17 of the French *Code monétaire et financier* and the forward financial instruments referred to in Article L.515-18 of the French *Code monétaire et financier* (in each case after any applicable netting), together with the claims in respect of deposits made by the Issuer with credit institutions, are allocated in priority to the payment of any sums due in respect of the *obligations foncières* issued by the Issuer and any other resources raised by the Issuer pursuant to the *Privilège*.

It should be noted that not only Notes benefit from the *Privilège*; other resources (such as loans) and derivative transactions for hedging Notes and such other resources may also benefit from the *Privilège*.

(c) Article L.515-19 of the French *Code monétaire et financier* provides that, notwithstanding any legislative provisions to the contrary and in particular those contained in the French *Code de Commerce* (relating to the prevention and amicable settlement of business difficulties and to the judicial administration and liquidation of companies), the amounts due regularly under *obligations foncières* and any other resources benefiting from the *Privilège*, are paid on their contractual due date, and in priority to all other debts, whether or not preferred, including interest resulting from agreements whatever their duration. Accordingly, until all creditors benefiting from the *Privilège* have been fully paid, no other creditor of the Issuer may exercise any right over the assets and rights of the Issuer.

5 Interest and other Calculations

(a) **Definitions:** In these Conditions, unless the context otherwise requires, the following defined terms shall have the meanings set out below:

“**Business Day**” means:

- (i) in the case of Euro, a day on which the TARGET system is operating (a “**TARGET Business Day**”) and/or
- (ii) in the case of a Specified Currency other than Euro, a day (other than a Saturday or Sunday) on which commercial banks and foreign exchange markets settle payments in the principal financial centre for that currency and/or
- (iii) in the case of a Specified Currency and/or one or more business centres specified in the relevant Final Terms (the “**Business Centres**”), a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle payments in such currency in the Business Centre(s) or, if no currency is indicated, generally in each of the Business Centres

“**Day Count Fraction**” means, in respect of the calculation of an amount of interest on any Note for any period of time (from and including the first day of such period to but excluding the last) (whether or not constituting an Interest Period or Interest Accrual Period, the “**Calculation Period**”):

- (i) if “**Actual/Actual**” or “**Actual/Actual - ISDA**” or “**Act/Act**” or “**Act/Act (ISDA)**” is specified in the relevant Final Terms, the actual number of days in the Calculation Period divided by 365 (or, if any portion of that Calculation Period falls in a leap year, the sum of (A) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365)
- (ii) if “**Actual/365 - FBF**” is specified in the relevant Final Terms, the fraction whose numerator is the actual number of days elapsed during the Calculation Period and whose denominator is 365. If part of that Calculation Period falls in a leap year, Actual/365 - FBF shall mean the sum of (i) the fraction whose numerator is the actual number of days elapsed during the non-leap year and whose denominator is 365 and (ii) the fraction whose numerator is the number of actual days elapsed during the leap year and whose denominator is 366
- (iii) if “**Actual/Actual - FBF**” is specified in the relevant Final Terms in respect of each calculation, the fraction whose numerator is the actual number of days elapsed during such period and whose denominator is 365 (or 366 if 29 February falls within the Calculation Period)
- (iv) if “**Actual/Actual-ICMA**” is specified in the relevant Final Terms

if the Calculation Period is equal to or shorter than the Determination Period during which it falls, the number of days in the Calculation Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Periods normally ending in any year; and

if the Calculation Period is longer than one Determination Period, the sum of:

the number of days in such Calculation Period falling in the Determination Period in which it begins divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Periods normally ending in any year; and

the number of days in such Calculation Period falling in the next Determination Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Periods normally ending in any year

where

“**Determination Period**” means the period from and including a Determination Date in any year to but excluding the next Determination Date; and

“**Determination Date**” means the date specified hereon or, if none is specified, the Interest Payment Date.

- (v) if “**Actual/365 (Fixed)**” is specified in the relevant Final Terms, the fraction whose numerator is the actual number of days elapsed during the Calculation Period and whose denominator is 365
- (vi) if “**Actual/360**” is specified in the relevant Final Terms, the fraction whose numerator is the actual number of days elapsed during the Calculation Period and whose denominator is 360

- (vii) if “**30/360**” or “**360/360 (Bond Basis)**” is specified in the relevant Final Terms, the number of days in the Calculation Period by 360 calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y₁**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y₂**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M₁**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M₂**” is the calendar month, expressed as number, in which the day immediately following the last day included in the Calculation Period falls;

“**D₁**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case **D₁** will be 30; and

“**D₂**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and **D₁** is greater than 29, in which case **D₂** will be 30

- (viii) if “**30E/360**” or “**Eurobond Basis**” is specified in the relevant Final Terms, the number of days in the Calculation Period divided by 360 calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y₁**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y₂**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M₁**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M₂**” is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**D₁**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case **D₁** will be 30; and

“**D₂**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31, in which case **D₂** will be 30

- (ix) if “**30E/360 (ISDA)**” is specified hereon, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y₁**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y₂**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M₁**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M₂**” is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**D₁**” is the first calendar day, expressed as a number, of the Calculation Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D₁ will be 30; and

“**D₂**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D₂ will be 30

“**Euro-zone**” means the region comprised of member states of the European Union that adopt the single currency in accordance with the Treaty establishing the European Community, as amended

“**FBF Definitions**” means the definitions set out in the 2001 FBF Master Agreement relating to Transactions on Forward Financial Instruments as supplemented by the Technical Schedules published by the *Fédération Bancaire Française*, as the case may be (“**FBF**”) (together the “**FBF Master Agreement**”), unless otherwise specified in the relevant Final Terms

“**Interest Accrual Period**” means the period beginning on (and including) the Interest Commencement Date and ending on (but excluding) the first Interest Period Date and each successive period beginning on (and including) an Interest Period Date and ending on (but excluding) the next succeeding Interest Period Date

“**Interest Amount**” means: the amount of interest payable, and in the case of Fixed Rate Notes, means the Fixed Coupon Amount or Broken Amount, as the case may be

“**Interest Commencement Date**” means the Issue Date or such other date as may be specified in the relevant Final Terms

“**Interest Determination Date**” means, with respect to a Rate of Interest and Interest Accrual Period, the date specified as such in the relevant Final Terms or, if none is so specified, (i) the day falling two TARGET Business Days prior to the first day of such Interest Accrual Period if the Specified Currency is Euro or (ii) the first day of such Interest Accrual Period if the Specified Currency is Sterling or (iii) the day falling two Business Days in Paris for the Specified Currency prior to the first day of such Interest Accrual Period if the Specified Currency is neither Sterling nor Euro

“**Interest Payment Date**” means the date(s) specified in the relevant Final Terms

“**Interest Period**” means the period beginning on (and including) the Interest Commencement Date and ending on (but excluding) the first Interest Payment Date and each successive period beginning on (and including) an Interest Payment Date and ending on (but excluding) the next succeeding Interest Payment Date, unless otherwise specified in the relevant Final Terms

“**Interest Period Date**” means each Interest Payment Date unless otherwise specified in the relevant Final Terms

“**ISDA Definitions**” means the 2006 ISDA Definitions published by the International Swaps and Derivatives Association, Inc., unless otherwise specified in the relevant Final Terms

“**Rate of Interest**” means the rate of interest payable from time to time in respect of the Notes and that is either specified or calculated in accordance with the provisions of the relevant Final Terms

“**Reference Banks**” means, in the case of a determination of LIBOR, the principal London office of four major banks in the London inter-bank market and, in the case of a determination of EURIBOR, the principal Euro-zone office of four major banks in the Euro-zone inter-bank market, in each case selected by the Calculation Agent or as specified in the relevant Final Terms

“**Relevant Date**” means, in respect of any Note, Receipt or Coupon, the date on which payment in respect of it first became due or (if any amount of the money payable is improperly withheld or refused) the date on which payment in full of the amount outstanding is made or (in the case of Materialised Notes if earlier) the date seven days after that on which notice is duly given to the holders of such Materialised Notes that, upon further presentation of the Materialised Note, Receipt or Coupon being made in accordance with the Conditions, such payment will be made, provided that payment is in fact made upon such presentation

“**Reference Rate**” means the rate specified as such in the relevant Final Terms

“**Relevant Screen Page**” means such page, section, caption, column or other part of a particular information service as may be specified in the relevant Final Terms

“**Specified Currency**” means the currency specified as such in the relevant Final Terms or, if none is specified, the currency in which the Notes are denominated

“**TARGET System**” means the Trans-European Automated Real-Time Gross Settlement Express Transfer (TARGET) System or any successor thereto.

- (b) **Interest on Fixed Rate Notes:** Each Fixed Rate Note bears interest on its outstanding nominal amount from the Interest Commencement Date at the rate per annum (expressed as a percentage) equal to the Rate of Interest, such interest being payable in arrear on each Interest Payment Date.

If a Fixed Coupon Amount or a Broken Amount is specified in the relevant Final Terms, the amount of interest payable on each Interest Payment Date will amount to the Fixed Coupon Amount or, if applicable, the Broken Amount so specified and in the case of the Broken Amount will be payable on the particular Interest Payment Date(s) specified in the relevant Final Terms.

- (c) **Interest on Floating Rate Notes and Index Linked Interest Notes:**

(i) *Interest Payment Dates:* Each Floating Rate Note and Index Linked Interest Note bears interest on its outstanding nominal amount from the Interest Commencement Date at the rate per annum (expressed as a percentage) equal to the Rate of Interest, such interest being payable in arrear on each Interest Payment Date. The amount of interest payable shall be determined in accordance with Condition 5(i). Such Interest Payment Date(s) is/are either shown in the relevant Final Terms as Specified Interest Payment Dates or, if no Specified Interest Payment Date(s) is/are shown in the relevant Final Terms, Interest Payment Date shall mean each date which falls the number of months or other period shown in the relevant Final Terms as the Interest Period after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

(ii) *Business Day Convention:* If any date referred to in these Conditions that is specified to be subject to adjustment in accordance with a Business Day Convention would otherwise fall on a day that is not a Business Day, then, if the Business Day Convention specified is (A) the Following Business Day Convention, such date shall be carried forward to the following Business Day, (B) the Following Business Day except the Following Month Convention, such date shall be carried forward to the following day that is a Business Day unless it would thereby fall into the next calendar month, in which event such date shall be carried back to the previous Business Day or (C) the Preceding Business Day Convention, such date shall be carried back to the previous Business Day.

(iii) *Rate of Interest for Floating Rate Notes:* The Rate of Interest in respect of Floating Rate Notes for each Interest Accrual Period shall be determined in the manner specified in the

relevant Final Terms and the provisions below relating to either FBF Determination, ISDA Determination or Screen Rate Determination shall apply, depending upon which is specified in the relevant Final Terms.

(A) FBF Determination for Floating Rate Notes

Where FBF Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Accrual Period shall be determined by the Calculation Agent as a rate equal to the relevant FBF Rate. For the purposes of this sub-paragraph (A), “**FBF Rate**” for an Interest Accrual Period means a rate equal to the Floating Rate that would be determined by the Calculation Agent under a Transaction under the terms of an agreement incorporating the FBF Definitions and under which:

- (a) the Floating Rate is as specified in the relevant Final Terms and
- (b) the relevant Floating Rate Determination Date (*Date de Détermination du Taux Variable*) is the first day of that Interest Accrual Period unless otherwise specified in the relevant Final Terms

For the purposes of this sub-paragraph (A), “Floating Rate”, “Calculation Agent”, “Floating Rate Determination Date (*Date de Détermination du Taux Variable*)” and “Transaction” have the meanings given to those terms in the FBF Definitions, provided that “Euribor” means the rate calculated for deposits in Euro which appears on Reuters page EURIBOR01, as more fully described in the relevant Final Terms.

(B) ISDA Determination for Floating Rate Notes

Where ISDA Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Accrual Period shall be determined by the Calculation Agent as a rate equal to the relevant ISDA Rate. For the purposes of this sub-paragraph (B), “**ISDA Rate**” for an Interest Accrual Period means a rate equal to the Floating Rate that would be determined by the Calculation Agent under a Swap Transaction under the terms of an agreement incorporating the ISDA Definitions and under which:

- (a) the Floating Rate Option is as specified in the relevant Final Terms
- (b) the Designated Maturity is a period specified in the relevant Final Terms and
- (c) the relevant Reset Date is the first day of that Interest Accrual Period unless otherwise specified in the relevant Final Terms.

For the purposes of this sub-paragraph (B), “Floating Rate”, “Calculation Agent”, “Floating Rate Option”, “Designated Maturity”, “Reset Date” and “Swap Transaction” have the meanings given to those terms in the ISDA Definitions.

(C) Screen Rate Determination for Floating Rate Notes

(a) Where Screen Rate Determination is specified in the relevant Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Accrual Period will, subject as provided below, be either:

- (i) the offered quotation; or
- (ii) the arithmetic mean of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate which appears or appear, as the case may be, on the Relevant Screen Page as at either 11.00 a.m. (London time in the case of LIBOR or Brussels time in the case of EURIBOR) on the Interest Determination Date in question as determined by the Calculation Agent. If

five or more of such offered quotations are available on the Relevant Screen Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Calculation Agent for the purpose of determining the arithmetic mean of such offered quotations.

If the Reference Rate from time to time in respect of Floating Rate Notes is specified in the relevant Final Terms as being other than LIBOR or EURIBOR, the Rate of Interest in respect of such Notes will be determined as provided in the relevant Final Terms.

- (b) if the Relevant Screen Page is not available or, if sub-paragraph (a)(i) applies and no such offered quotation appears on the Relevant Screen Page or, if sub-paragraph (a)(ii) applies and fewer than three such offered quotations appear on the Relevant Screen Page, in each case as at the time specified above, subject as provided below, the Calculation Agent shall request, if the Reference Rate is LIBOR, the principal London office of each of the Reference Banks or, if the Reference Rate is EURIBOR, the principal Euro-zone office of each of the Reference Banks, to provide the Calculation Agent with its offered quotation (expressed as a percentage rate per annum) for the Reference Rate if the Reference Rate is LIBOR, at approximately 11.00 a.m. (London time), or if the Reference Rate is EURIBOR, at approximately 11.00 a.m. (Brussels time) on the Interest Determination Date in question. If two or more of the Reference Banks provide the Calculation Agent with such offered quotations, the Rate of Interest for such Interest Period shall be the arithmetic mean of such offered quotations as determined by the Calculation Agent; and
- (c) if paragraph (b) above applies and the Calculation Agent determines that fewer than two Reference Banks are providing offered quotations, subject as provided below, the Rate of Interest shall be the arithmetic mean of the rates per annum (expressed as a percentage) as communicated to (and at the request of) the Calculation Agent by the Reference Banks or any two or more of them, at which such banks were offered, if the Reference Rate is LIBOR, at approximately 11.00 a.m. (London time) or, if the Reference Rate is EURIBOR, at approximately 11.00 a.m. (Brussels time) on the relevant Interest Determination Date, deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate by leading banks in, if the Reference Rate is LIBOR, the London inter-bank market or, if the Reference Rate is EURIBOR, the Euro-zone inter-bank market, as the case may be, or, if fewer than two of the Reference Banks provide the Calculation Agent with such offered rates, the offered rate for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, or the arithmetic mean of the offered rates for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, at which, if the Reference Rate is LIBOR, at approximately 11.00 a.m. (London time) or, if the Reference Rate is EURIBOR, at approximately 11.00 a.m. (Brussels time), on the relevant Interest Determination Date, any one or more banks (which bank or banks is or are in the opinion of the Issuer suitable for such purpose) informs the Calculation Agent it is quoting to leading banks in, if the Reference Rate is LIBOR, the London inter-bank market or, if the Reference Rate is EURIBOR, the Euro zone inter-bank market, as the case may be, provided that, if the Rate of Interest cannot be determined in accordance with the foregoing provisions of this paragraph, the Rate of Interest shall be determined as at the last preceding Interest Determination Date (though substituting, where a different Margin or Maximum or Minimum Rate of Interest is to be applied to the relevant Interest Accrual Period from that which applied to the last preceding Interest Accrual Period, the Margin or Maximum or Minimum Rate of

Interest relating to the relevant Interest Accrual Period, in place of the Margin or Maximum or Minimum Rate of Interest relating to that last preceding Interest Accrual Period).

- (iv) *Rate of Interest for Index Linked Interest Notes:* The Rate of Interest in respect of Index Linked Interest Notes for each Interest Accrual Period shall be determined in the manner specified in the relevant Final Terms and interest will accrue by reference to an Index or Formula as specified in the relevant Final Terms.

(d) **Zero Coupon Notes:**

Where a Note the Interest Basis of which is specified to be Zero Coupon is repayable prior to the Maturity Date pursuant to an Issuer's Option or, if so specified in the relevant Final Terms, pursuant to Condition 6(d)(i) or otherwise and is not paid when due, the amount due and payable prior to the Maturity Date shall, unless otherwise provided in the relevant Final Terms, be the Early Redemption Amount. As from the Maturity Date, the Rate of Interest for any overdue principal of such a Note shall be a rate per annum (expressed as a percentage) equal to the Amortisation Yield (as described in Condition 6(d)(i)).

(e) **Dual Currency Notes:**

In the case of Dual Currency Notes, if the rate or amount of interest falls to be determined by reference to a Rate of Exchange or a method of calculating a Rate of Exchange, the rate or amount of interest payable shall be determined in the manner specified in the relevant Final Terms.

(f) **Partly Paid Notes:**

In the case of Partly Paid Notes (other than Partly Paid Notes which are Zero Coupon Notes), interest will accrue as aforesaid on the paid-up nominal amount of such Notes and otherwise as specified in the relevant Final Terms.

(g) **Accrual of Interest:**

Interest shall cease to accrue on each Note on the due date for redemption unless (i) in the case of Dematerialised Notes, on such due date or (ii) in the case of Materialised Notes, upon due presentation, payment is improperly withheld or refused, in which event interest shall continue to accrue (as well after as before judgment) at the Rate of Interest in the manner provided in this Condition 5 to the Relevant Date.

(h) **Margin, Maximum/Minimum Rates of Interest, Instalment Amounts and Redemption Amounts and Rounding:**

- (i) If any Margin is specified in the relevant Final Terms (either (x) generally, or (y) in relation to one or more Interest Accrual Periods), an adjustment shall be made to all Rates of Interest, in the case of (x), or the Rates of Interest for the specified Interest Accrual Periods, in the case of (y), calculated in accordance with (c) above by adding (if a positive number) or subtracting (if a negative number) the absolute value of such Margin subject always to the next paragraph
- (ii) If any Maximum or Minimum Rate of Interest, Instalment Amount or Redemption Amount is specified in the relevant Final Terms, then any Rate of Interest, Instalment Amount or Redemption Amount shall be subject to such maximum or minimum, as the case may be
- (iii) For the purposes of any calculations required pursuant to these Conditions (unless otherwise specified), (x) all percentages resulting from such calculations shall be rounded, if necessary, to the nearest one hundred-

thousandth of a percentage point (with halves being rounded up), (y) all figures shall be rounded to seven significant figures (with halves being rounded up) and (z) all currency amounts that fall due and payable shall be rounded to the nearest unit of such currency (with halves being rounded up). For these purposes “unit” means the lowest amount of such currency that is available as legal tender in the country of such currency.

(i) **Calculations:**

The amount of interest payable in respect of any Note for any period shall be calculated by multiplying the product of the Rate of Interest and the outstanding nominal amount of such Note by the Day Count Fraction, unless an Interest Amount (or a formula for its calculation) is specified in respect of such period, in which case the amount of interest payable in respect of such Note for such period shall equal such Interest Amount (or be calculated in accordance with such formula). Where any Interest Period comprises two or more Interest Accrual Periods, the amount of interest payable in respect of such Interest Period shall be the sum of the amounts of interest payable in respect of each of those Interest Accrual Periods. In respect of any other period for which interest is required to be calculated, the provisions above shall apply save that the Day Count Fraction shall be for the period for which interest is required to be calculated.

(j) **Determination and Publication of Rates of Interest, Interest Amounts, Final Redemption Amounts, Early Redemption Amounts, Optional Redemption Amounts and Instalment Amounts:**

The Calculation Agent shall, as soon as practicable on such date as the Calculation Agent may be required to calculate any rate or amount, obtain any quotation or make any determination or calculation, determine such rate and calculate the Interest Amounts for the relevant Interest Accrual Period, calculate the Final Redemption Amount, Early Redemption Amount, Optional Redemption Amount or Instalment Amount, obtain such quotation or make such determination or calculation, as the case may be, and cause the Rate of Interest and the Interest Amounts for each Interest Accrual Period and the relevant Interest Payment Date and, if required to be calculated, the Final Redemption Amount, Early Redemption Amount, Optional Redemption Amount or any Instalment Amount to be notified to the Fiscal Agent, the Issuer, each of the Paying Agents, the holders of Notes, any other Calculation Agent appointed in respect of the Notes that is to make a further calculation upon receipt of such information and, if the Notes are listed and admitted on a Regulated Market and the rules of such Regulated Market so require, such Regulated Market as soon as possible after their determination but in no event later than (i) the commencement of the relevant Interest Period, if determined prior to such time, in the case of notification to such exchange of a Rate of Interest and Interest Amount, or (ii) in all other cases, the fourth Business Day after such determination. Where any Interest Payment Date or Interest Period Date is subject to adjustment pursuant to Condition 5(c)(ii), the Interest Amounts and the Interest Payment Date so published may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of an extension or shortening of the Interest Period. The determination of any rate or amount, the obtaining of each quotation and the making of each determination or calculation by the Calculation Agent(s) shall (in the absence of manifest error) be final and binding upon all parties.

(k) **Calculation Agent:**

The Issuer shall procure that there shall at all times be one or more Calculation Agents if provision is made for them in the relevant Final Terms and for so long as any Note is outstanding. Where more than one Calculation Agent is appointed in respect of the Notes, references in these Conditions to the Calculation Agent shall be construed as each Calculation Agent performing its respective duties under the Conditions. If the Calculation Agent is unable or unwilling to act as such or if the Calculation Agent fails duly to establish the Rate

of Interest for an Interest Accrual Period or to calculate any Interest Amount, Instalment Amount, Final Redemption Amount, Early Redemption Amount or Optional Redemption Amount, as the case may be, or to comply with any other requirement, the Issuer shall appoint a leading bank or investment banking firm engaged in the interbank market (or, if appropriate, money, swap or over-the-counter index options market) that is most closely connected with the calculation or determination to be made by the Calculation Agent (acting through its principal Paris office or any other office actively involved in such market) to act as such in its place. The Calculation Agent may not resign its duties without a successor having been appointed as aforesaid. So long as the Notes are listed and admitted to trading on any Regulated Market and the rules of, or applicable to, that Regulated Market so require, notice of any change of Calculation Agent shall be given in accordance with Condition 14.

For the purpose of these Conditions, “**outstanding**” means, in relation to the Notes of any Series, all the Notes issued other than (a) those that have been redeemed in accordance with these Conditions, (b) those in respect of which the date for redemption has occurred and the redemption moneys (including all interest accrued on such Notes to the date for such redemption and any interest payable after such date) have been duly paid (i) in the case of Dematerialised Notes in bearer dematerialised form and in administered registered dematerialised form, to the relevant Account Holder on behalf of the holder of Notes, (ii) in the case of Dematerialised Notes in fully registered dematerialised form, to the account of the holder of Notes and (iii) in the case of Materialised Notes, to the Fiscal Agent and remain available for payment against presentation and surrender of Bearer Materialised Notes, Receipts and/or Coupons, as the case may be, (c) those which have become void or in respect of which claims have become prescribed, (d) those which have been purchased and cancelled as provided in these Conditions, (e) in the case of Materialised Notes (i) those mutilated or defaced Bearer Materialised Notes that have been surrendered in exchange for replacement Bearer Materialised Notes, (ii) (for the purpose only of determining how many such Bearer Materialised Notes are outstanding and without prejudice to their status for any other purpose) those Bearer Materialised Notes alleged to have been lost, stolen or destroyed and in respect of which replacement Bearer Materialised Notes have been issued and (iii) any Temporary Global Certificate to the extent that it shall have been exchanged for one or more definitive Bearer Materialised Notes, pursuant to its provisions.

6 Redemption, Purchase and Options

- (a) **Final Redemption:** Unless previously redeemed, purchased and cancelled as provided below, each Note shall be finally redeemed on the Maturity Date specified in the relevant Final Terms at its Final Redemption Amount (which, unless otherwise provided, is its nominal amount) or, in the case of a Note falling within Condition 6(b) below, its final Instalment Amount.
- (b) **Redemption by Instalments:** Unless previously redeemed, purchased and cancelled as provided in this Condition 6 each Note that provides for Instalment Dates and Instalment Amounts shall be partially redeemed on each Instalment Date at the related Instalment Amount specified in the relevant Final Terms. The outstanding nominal amount of each such Note shall be reduced by the Instalment Amount (or, if such Instalment Amount is calculated by reference to a proportion of the nominal amount of such Note, such proportion) for all purposes with effect from the related Instalment Date, unless payment of the Instalment Amount is improperly withheld or refused (i) in the case of Dematerialised Notes, on the due date for such payment or (ii) in the case of Materialised Notes, on presentation of the related Receipt, in which case, such amount shall remain outstanding until the Relevant Date relating to such Instalment Amount.
- (c) **Redemption at the Option of the Issuer and Partial Redemption:** If a Call Option is specified in the relevant Final Terms, the Issuer may, on giving not less than 15 nor more than 30 days’ irrevocable notice in accordance with Condition 14 to the holders of Notes (or such other notice period as may be specified in the relevant Final Terms) redeem, all or, if so provided, some, of the Notes on any Optional

Redemption Date. Any such redemption of Notes shall be at their Optional Redemption Amount together with interest accrued to the date fixed for redemption, if any and such redemption must relate to Notes of a nominal amount at least equal to the Minimum Redemption Amount to be redeemed as specified in the relevant Final Terms and no greater than the Maximum Redemption Amount to be redeemed as specified in the relevant Final Terms.

All Notes in respect of which any such notice is given shall be redeemed on the date specified in such notice in accordance with this Condition.

In the case of a partial redemption of Materialised Notes, the notice to holders of such Materialised Notes shall also contain the numbers of the Definitive Materialised Notes to be redeemed which shall have been drawn in such place and in such manner as may be fair and reasonable in the circumstances, taking account of prevailing market practices, subject to compliance with any applicable laws and stock exchange requirements of the Regulated Market on which the Notes are listed and admitted to trading.

In the case of a partial redemption of Dematerialised Notes, the redemption may be effected, at the option of the Issuer, either (i) by reducing the nominal amount of all such Dematerialised Notes in a Series in proportion to the aggregate nominal amount redeemed or (ii) by redeeming in full some only of such Dematerialised Notes and, in such latter case, the choice between those Dematerialised Notes that will be fully redeemed and those Dematerialised Notes of any Series that will not be redeemed shall be made in accordance with Article R.213-16 of the French *Code monétaire et financier* and the provisions of the relevant Final Terms, subject to compliance with any other applicable laws and stock exchange requirements of the Regulated Market on which the Notes are listed and admitted to trading.

So long as the Notes are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. and the rules applicable to that Stock Exchange so require, the Issuer shall, once in each year in which there has been a partial redemption of the Notes, cause to be published in a leading newspaper of general circulation in the city where the Regulated Market on which such Notes are listed and admitted to trading is located, which in the case of the Eurolist by Euronext of Euronext Paris S.A. is expected to be *La Tribune*, a notice specifying the aggregate nominal amount of Notes outstanding and, in the case of Materialised Notes a list of any Materialised Notes, drawn for redemption but not surrendered.

(d) Early Redemption:

(i) Zero Coupon Notes:

- (A)** The Early Redemption Amount payable in respect of any Zero Coupon Note, the amount of which is not linked to an index and/or a formula, upon redemption of such Note pursuant to Condition 6(e) if so specified in the relevant Final Terms shall be the Amortised Nominal Amount (calculated as provided below) of such Note unless otherwise specified in the relevant Final Terms.
- (B)** Subject to the provisions of sub-paragraph (C) below, the Amortised Nominal Amount of any such Note shall be the scheduled Final Redemption Amount of such Note on the Maturity Date discounted at a rate per annum (expressed as a percentage) equal to the Amortisation Yield (which, unless otherwise provided in the relevant Final Terms, shall be such rate as would produce an Amortised Nominal Amount equal to the issue price of the Notes if they were discounted back to their issue price on the Issue Date) compounded annually.
- (C)** If the Amortised Nominal Amount payable in respect of any such Note upon its redemption pursuant to Condition 6(e) is not paid when due, the Early Redemption Amount due and payable in respect of such Note shall be the Amortised Nominal Amount of such Note as defined in sub-paragraph (B) above, except that such sub-paragraph shall have effect as though the date on which the Note becomes due and payable were the Relevant Date. The calculation of the Amortised Nominal Amount in accordance with this sub-paragraph shall continue to be made (both before and after

judgment) until the Relevant Date, unless the Relevant Date falls on or after the Maturity Date, in which case the amount due and payable shall be the scheduled Final Redemption Amount of such Note on the Maturity Date together with any interest that may accrue in accordance with Condition 5(d).

Where such calculation is to be made for a period of less than one year, it shall be made on the basis of the Day Count Fraction as provided in the relevant Final Terms.

- (ii) **Other Notes:** The Early Redemption Amount payable in respect of any Note (other than Notes described in (i) above), upon redemption of such Note, if so provided in the Relevant Final Terms pursuant to Condition 6(e), shall be the Final Redemption Amount, together with interest accrued to the date fixed for redemption, if any unless otherwise specified in the relevant Final Terms.
- (e) **No Redemption for Taxation Reasons:** Unless otherwise specified in the relevant Final Terms, if French law should require that payments of principal or interest in respect of any Note be subject to deduction or withholding in respect of any present or future taxes or duties whatsoever, such Notes may not be redeemed early.
- (f) **Partly Paid Notes:** Partly Paid Notes will be redeemed, whether at maturity, early redemption or otherwise, in accordance with the provisions of this Condition and the provisions specified in the relevant Final Terms.
- (g) **Purchases:** The Issuer shall have the right at all times to purchase Notes (provided that, in the case of Materialised Notes, all unmatured Receipts and Coupons and unexchanged Talons relating thereto are attached thereto or surrendered therewith) in the open market or otherwise at any price, in accordance with applicable laws and regulations.
- (h) **Cancellation:** All Notes purchased by or on behalf of the Issuer must be cancelled, in the case of Dematerialised Notes, by transfer to an account in accordance with the rules and procedures of Euroclear France and, in the case of Materialised Notes, by surrendering the Definitive Materialised Notes in question together with all unmatured Receipts and Coupons and all unexchanged Talons to the Fiscal Agent and, in each case, if so transferred or surrendered, shall, together with all Notes redeemed by the Issuer, be cancelled forthwith (together with, in the case of Dematerialised Notes, all rights relating to payment of interest and other amounts relating to such Dematerialised Notes and, in the case of Materialised Notes, all unmatured Receipts and Coupons and unexchanged Talons attached thereto or surrendered therewith). Any Notes so cancelled or, where applicable, transferred or surrendered for cancellation may not be reissued or resold and the obligations of the Issuer in respect of any such Notes shall be discharged.

7 Payments and Talons

- (a) **Dematerialised Notes:** Payments of principal and interest in respect of Dematerialised Notes shall (in the case of Dematerialised Notes in bearer dematerialised form or administered registered dematerialised form) be made by transfer to the account denominated in the relevant currency of the relevant Account Holders for the benefit of the holders of Notes and, (in the case of Dematerialised Notes in fully registered dematerialised form), to an account denominated in the relevant currency with a Bank designated by the relevant holder of Notes. All payments validly made to such Account Holders will be an effective discharge of the Issuer in respect of such payments.
- (b) **Materialised Notes:** Payments of principal and interest in respect of Materialised Notes shall, subject as mentioned below, be made against presentation and surrender of the relevant Receipts (in the case of payments of Instalment Amounts other than on the due date for redemption and provided that the Receipt is presented for payment together with its relative Materialised Note), Materialised Notes (in the case of all other payments of principal and, in the case of interest, as specified in Condition 7(f)(vi)) or Coupons (in the case of interest, save as specified in Condition 7(f)(vi)), as the case may be, at the specified office of any Paying Agent outside the United States by a cheque payable in the relevant

currency drawn on, or, at the option of the holder, by transfer to an account denominated in such currency with a Bank.

- (c) **Payments in the United States:** Notwithstanding the foregoing, if any Materialised Notes are denominated in U.S. Dollars, payments in respect thereof may be made at the specified office of any Paying Agent in New York City in the same manner as aforesaid if (i) the Issuer shall have appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment of the amounts on the Notes in the manner provided above when due, (ii) payment in full of such amounts at all such offices is illegal or effectively precluded by exchange controls or other similar restrictions on payment or receipt of such amounts and (iii) such payment is then permitted by United States law, without involving, in the opinion of the Issuer, any adverse tax consequence to the Issuer.
- (d) **Payments Subject to Fiscal Laws:** All payments are subject in all cases to any applicable fiscal or other laws, regulations and directives in the place of payment but without prejudice to Condition 8. No commission or expenses shall be charged to the holders of Notes or Coupons in respect of such payments.
- (e) **Appointment of Agents:** The Fiscal Agent, the Paying Agents, the Calculation Agent, the Redenomination Agent, the Consolidation Agent and the Registration Agent initially appointed by the Issuer and their respective specified offices are listed at the end of the Base Prospectus relating to the Programme of the Notes of the Issuer. The Fiscal Agent, the Paying Agents, the Redenomination Agent, the Consolidation Agent and the Registration Agent act solely as agents of the Issuer and the Calculation Agent(s) act(s) as independent experts(s) and, in each case such, do not assume any obligation or relationship of agency for any holder of Note or Coupon. The Issuer reserves the right at any time to vary or terminate the appointment of the Fiscal Agent, any other Paying Agent, the Redenomination Agent, the Consolidation Agent and the Registration Agent or the Calculation Agent(s) and to appoint additional or other Paying Agents, provided that the Issuer shall at all times maintain (i) a Fiscal Agent, (ii) one or more Calculation Agent(s) where the Conditions so require, (iii) a Redenomination Agent and a Consolidation Agent where the Conditions so require, (iv) Paying Agents having specified offices in at least two major European cities (including Paris so long as the Notes are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A.) (v), in the case of Dematerialised Notes in fully registered form, a Registration Agent, (vi) a Paying Agent that with a specified office in a European Union member state that will not be obliged to withhold or deduct tax pursuant to any law implementing the European Council Directive 2003/48/EC or any other Directive implementing the conclusions of the ECOFIN Council meeting of 26-27 November 2000 on the taxation of savings income, and (vii) such other agents as may be required by the rules applicable to any other stock exchange on which the Notes may be listed.

In addition, the Issuer shall forthwith appoint a Paying Agent in New York City in respect of any Materialised Notes denominated in U.S. Dollars in the circumstances described in paragraph (c) above.

On a redenomination of the Notes of any Series pursuant to Condition 1(d) with a view to consolidating such Notes with one or more other Series of Notes, in accordance with Condition 13, the Issuer shall ensure that the same entity shall be appointed as both Redenomination Agent and Consolidation Agent in respect of both such Notes and such other Series of Notes to be so consolidated with such Notes.

Notice of any such change or any change of any specified office shall promptly be given to the holders of Notes in accordance with Condition 14.

- (f) **Unmatured Coupons and Receipts and unexchanged Talons:**
- (i) Upon the due date for redemption of Materialised Notes which comprise Fixed Rate Notes (other than Dual Currency Notes or Index Linked Notes) should be surrendered for payment together with all unexpired Coupons (if any) relating thereto, failing which an amount equal to the face value of each missing unexpired Coupon (or, in the case of payment not being

made in full, that proportion of the amount of such missing unmatured Coupon that the sum of principal so paid bears to the total principal due) shall be deducted from the Final Redemption Amount, Amortised Nominal Amount or Optional Redemption Amount, as the case may be, due for payment. Any amount so deducted shall be paid in the manner mentioned above against surrender of such missing Coupon within a period of 10 years from the Relevant Date for the payment of such principal (whether or not such Coupon has become void pursuant to Condition 9).

- (ii) Upon the due date for redemption of any Materialised Note comprising a Floating Rate Note, Dual Currency Note or Index Linked Note, unmatured Coupons relating to such Note (whether or not attached) shall become void and no payment shall be made in respect of them.
- (iii) Upon the due date for redemption of any Materialised Note, any unexchanged Talon relating to such Note (whether or not attached) shall become void and no Coupon shall be delivered in respect of such Talon.
- (iv) Upon the due date for redemption of any Materialised Note that is redeemable in instalments, all Receipts relating to such Materialised Note having an Instalment Date falling on or after such due date (whether or not attached) shall become void and no payment shall be made in respect of them.
- (v) Where any Materialised Note that provides that the relative unmatured Coupons are to become void upon the due date for redemption of those Notes is presented for redemption without all unmatured Coupons, and where any Materialised Note is presented for redemption without any unexchanged Talon relating to it, redemption shall be made only against the provision of such indemnity as the Issuer may require.
- (vi) If the due date for redemption of any Materialised Note is not a due date for payment of interest, interest accrued from the preceding due date for payment of interest or the Interest Commencement Date, as the case may be, shall only be payable against presentation (and surrender if appropriate) of the relevant definitive Materialised Note. Interest accrued on a Materialised Note that only bears interest after its Maturity Date shall be payable on redemption of such Materialised Note against presentation (and surrender if appropriate) of the relevant definitive Materialised Note.
- (g) **Talons:** On or after the Interest Payment Date for the final Coupon forming part of a Coupon sheet issued in respect of any Materialised Note, the Talon forming part of such Coupon sheet may be surrendered at the specified office of the Fiscal Agent in exchange for a further Coupon sheet (and if necessary another Talon for a further Coupon sheet) (but excluding any Coupons that may have become void pursuant to Condition 9).
- (h) **Business Days for payment:** If any date for payment in respect of any Note, Receipt or Coupon is not a business day, the holder shall not be entitled to payment until the next following business day unless otherwise specified in the relevant Final Terms, nor to any interest or other sum in respect of such postponed payment. In this paragraph, “**business day**” means a day (other than a Saturday or a Sunday) (A) (i) in the case of Dematerialised Notes, on which Euroclear France is open for business or (ii) in the case of Materialised Notes, on which banks and foreign exchange markets are open for business in the relevant place of presentation, (B) in such jurisdictions as shall be specified as “**Financial Centres**” in the relevant Final Terms and (C) (i) in the case of a payment in a currency other than Euro, where payment is to be made by transfer to an account maintained with a bank in the relevant currency, on which foreign exchange transactions may be carried on in the relevant currency in the principal financial centre of the country of such currency or (ii) in the case of a payment in Euro, which is a TARGET Business Day.
- (i) **Bank:** For the purpose of this Condition 7, “**Bank**” means a bank in the principal financial centre of the relevant currency or, in the case of Euro, in a city in which banks have access to the TARGET System.

8 Taxation

- (a) **Tax exemption for *Obligations Foncières* issued or deemed to be issued outside France:** Interest and other revenues with respect to Notes which constitute *Obligations Foncières* and which are being issued or deemed to be issued outside the Republic of France, benefit from the exemption provided for in Article 131 *quater* of the French *Code général des impôts*, from deduction of tax at source set out under Article 125 A III of the French *Code général des impôts*. Accordingly such payments do not give the right to any tax credit from any French source.

As to the meaning of the expression “issued or deemed to be issued outside the Republic of France” see “Overview of the Programme - Taxation” above.

- (b) **No Additional Amounts:** If French law should require that payments of principal or interest in respect of any Note constituting *Obligations Foncières*, or any Receipt or Coupon relating thereto, be subject to deduction or withholding in respect of any present or future taxes or duties whatsoever, the Issuer will not be required to pay any additional amounts in respect of any such deduction or withholding.
- (c) **Tax exemption for *Obligations Foncières* not issued or deemed to be issued outside France:** Interest and other revenues with respect to Notes constituting *Obligations Foncières* which are not being issued or deemed to be issued outside the Republic of France will not be entitled to the provisions of Article 131 *quater* of the French *Code général des impôts* but will only benefit from the exemption from deduction of tax at source provided for in, and subject to, the provisions of Article 125 A III of the French *Code général des impôts*, which requires, *inter alia*, certification of non-French residency.
- (d) **Certification of non-residency in France:** Each Noteholder shall be responsible for supplying certification of non-French residency (a form of which shall be available at the specified offices of any of the Paying Agents or in such other form as may be required by the French tax authorities from time to time) in accordance with the provisions of Article 125 A III of the *Code général des impôts*.
- (e) **Supply of Information:** Each Noteholder shall be responsible for supplying, in a timely manner, any information as may be required in order to comply with the identification and reporting obligations imposed on it by the European Council Directive 2003/48/EC or any other European Directive implementing the conclusions of the ECOFIN Council Meeting dated 26-27 November 2000 on the taxation of savings income or any law implementing or complying with, or introduced in order to conform to such Directive.

9 Prescription

Claims against the Issuer for payment in respect of the Notes, Receipts and Coupons (which for this purpose shall not include Talons) shall be prescribed and become void unless made within 10 years (in the case of principal) or 5 years (in the case of interest) from the appropriate Relevant Date in respect of them.

10 Representation of holders of Notes

Except as otherwise provided by the relevant Final Terms, holders of Notes will, in respect of all Tranches in any Series, be grouped automatically for the defence of their common interests in a *masse* (in each case, the “*Masse*”).

The *Masse* will be governed by the provisions of the French *Code de commerce* with the exception of Articles L.228-47, L.228-48, L.228-59, R.228-63, R.228-67 and R.228-69 subject to the following provisions:

- (a) **Legal Personality**

The *Masse* will be a separate legal entity and will act in part through one or two representatives (each a “**Representative**”) and in part through a general meeting of the holders of Notes (the “**General Meeting**”).

The *Masse* alone, to the exclusion of all individual holders of Notes, shall exercise the common rights, actions and benefits which now or in the future may accrue respectively with respect to the Notes.

(b) **Representatives**

The office of Representative may be conferred on a person of any nationality. However, the following persons may not be chosen as Representatives:

- (i) the Issuer, the members of its Board of Directors (*conseil d'administration*), its statutory auditors, its employees and their ascendants, descendants and spouses; or
- (ii) companies guaranteeing all or part of the obligations of the Issuer, their respective managers (*gérants*), general managers (*directeurs généraux*), members of their Board of Directors, Executive Board or Supervisory Board, their statutory auditors, employees and their ascendants, descendants and spouses; or
- (iii) persons to whom the practice of banker is forbidden or who have been deprived of the right of directing, administering or managing an enterprise in whatever capacity.

The names and addresses of the initial Representatives and their alternates will be set out in the Final Terms.

The remuneration of each Representative, and date(s) of payment thereof, will be set out in the relevant Final Terms.

In the event of death, retirement or revocation of appointment of one or both Representatives, such Representative(s) will be replaced by one or both Representatives, as the case may be. In the event of the death, retirement or revocation of appointment of one or both alternate Representatives, an alternate will be elected by the General Meeting.

All interested parties will at all times have the right to obtain the names and addresses of the initial Representative and the alternate Representative at the head office of the Issuer and the specified offices of any of the Paying Agents.

(c) **Powers of Representative**

The Representatives, acting jointly or separately, shall, in the absence of any decision to the contrary of the General Meeting and except as provided by paragraph 1 of Article L.515-31 of the French *Code monétaire et financier*, have the power to take all acts of management necessary in order to defend the common interests of the holders of Notes.

All legal proceedings against the holders of Notes or initiated by them, must be brought by or against the Representatives; except that, should judicial reorganisation or liquidation (*redressement judiciaire* or *liquidation judiciaire*) proceedings be commenced against the Issuer, the specific controller would file the proof of debt of all creditors (including the holders of Notes) of the Issuer benefiting from the *Privilège*.

The Representatives may not be involved in the management of the affairs of the Issuer.

(d) **General Meeting**

A General Meeting may be held at any time, on convocation either by the Issuer or by the Representatives. One or more holders of Notes, holding together at least one-thirtieth of the principal amount of the Notes outstanding, may address to the Issuer and the Representatives a demand for convocation of the General Meeting. If such General Meeting has not been convened within two months after such demand, the holders of Notes may commission one of their members to petition a competent court in Paris to appoint an agent (*mandataire*) who will call the General Meeting.

Notice of the date, hour, place and agenda of any General Meeting will be published as provided under Condition 14.

Each holder of a Note has the right to participate in a General Meeting in person, by proxy, correspondence or, if the *statuts* of the Issuer so specify¹, videoconference or any other means of telecommunication allowing the identification of the participating Noteholders. Each Note carries the right to one vote or, in the case of Notes issued with more than one Specified Denomination, one vote in respect of each multiple of the lowest Specified Denomination comprised in the principal amount of the Specified Denomination of such Note.

(e) **Powers of the General Meetings**

The General Meeting is empowered to deliberate on the dismissal and replacement of the Representatives and the alternate Representatives and also may act with respect to any other matter that relates to the common rights, actions and benefits which now or in the future may accrue with respect to the Notes, including authorising the Representatives to act at law as plaintiff or defendant.

The General Meeting may further deliberate on any proposal relating to the modification of the Conditions including any proposal, whether for arbitration or settlement, relating to rights in controversy or which were the subject of judicial decisions, it being specified, however, that the General Meeting may not increase amounts payable by holders of Notes, nor authorise or accept a postponement of the date of payment of interest on or a modification of the terms of repayment of or the rate of interest on the Notes, nor establish any unequal treatment between the holders of Notes nor decide to convert Notes into shares.

General Meetings may deliberate validly on first convocation only if holders of Notes present or represented hold at least a quarter of the principal amount of the Notes then outstanding. On second convocation, no quorum shall be required. Decisions at meetings shall be taken by a two-third majority of votes cast by holders of Notes attending such General Meetings or represented thereat.

Decisions of General Meetings must be published in accordance with the provisions set forth in Condition 14.

(f) **Information to holders of Notes**

Each holder of a Note or representative thereof will have the right, during the 15-day period preceding the holding of each General Meeting, to consult or make a copy of the text of the resolutions which will be proposed and of the reports which will be presented at the General Meeting, all of which will be available for inspection by the relevant holders of Notes at the registered office of the Issuer, at the specified offices of any of the Paying Agents and at any other place specified in the notice of the General Meeting.

(g) **Expenses**

The Issuer will pay all expenses relating to the operation of the *Masse* (including those incurred by the Representatives in the proper performance of their functions and duties), and those relating to the calling and holding of General Meetings and, more generally, all administrative expenses resolved upon by the General Meeting, it being expressly stipulated that no expenses may be imputed against interest payable on the Notes.

(h) **Single Masse**

The holders of Notes of the same Series, and the holders of Notes of any other Series which have been assimilated with the Notes of such first mentioned Series in accordance with Condition 13, shall, for the defence of their respective common interests, be grouped in a single *Masse*. The Representatives appointed in respect of the first Tranche of any Series of Notes will be the Representatives of the single *Masse* of all Tranches in such Series.

¹ At the date of this Base Prospectus the *statuts* of the Issuer do not contemplate the right for a holder of a Note to participate in a General Meeting by videoconference or any other means of telecommunication allowing the identification of the participating Noteholders.

11 Modifications

These Conditions may be (i) completed in relation to any Series of Notes by the terms of the relevant Final Terms in relation to such Series and/or (ii) amended, modified or varied in a supplement to the Base Prospectus.

12 Replacement of Definitive Materialised Notes, Receipts, Coupons and Talons

If, in the case of any Materialised Notes, a definitive Materialised Note, Receipt, Coupon or Talon is lost, stolen, mutilated, defaced or destroyed, it may be replaced, subject to applicable laws, regulations and regulations of the Regulated Market on which the Notes are listed and admitted to trading, at the specified office of the Fiscal Agent or such other Paying Agent as may from time to time be designated by the Issuer for the purpose and notice of whose designation is given to holders of Notes, in each case on payment by the claimant of the fees and costs incurred in connection therewith and on such terms as to evidence, security and indemnity (which may provide, *inter alia*, that if the allegedly lost, stolen or destroyed definitive Materialised Note, Receipt, Coupon or Talon is subsequently presented for payment or, as the case may be, for exchange for further Coupons, there shall be paid to the Issuer on demand the amount payable by the Issuer in respect of such Definitive Materialised Notes, Receipts, Coupons or further Coupons) and otherwise as the Issuer may require. Mutilated or defaced Materialised Notes, Receipts, Coupons or Talons must be surrendered before replacements will be issued.

13 Further Issues and Consolidation

- (a) **Further Issues:** The Issuer may from time to time without the consent of the holders of Notes, Receipts or Coupons create and issue further Notes to be assimilated (*assimilées*) with the Notes provided such Notes and the further Notes carry rights identical in all respects (or in all respects save for the principal amount thereof and the first payment of interest specified in the relevant Final Terms) and that the terms of such Notes provide for such assimilation and references in these Conditions to “Notes” shall be construed accordingly.
- (b) **Consolidation:** The Issuer may from time to time on any Interest Payment Date occurring on or after the Redenomination Date on giving not less than 30 days’ prior notice to the holders of Notes in accordance with Condition 14, without the consent of the holders of Notes, Receipts or Coupons, consolidate the Notes of one Series denominated in Euro with the Notes of one or more other Series issued by it, whether or not originally issued in one of the European national currencies or in Euro, provided such other Notes have been redenominated in Euro (if not originally denominated in Euro) and which otherwise have, in respect of all periods subsequent to such consolidation, the same terms and conditions as the Notes.

14 Notices

- (a) Notices to the holders of Dematerialised Notes in registered form (*au nominatif*) shall be valid if either, (i) they are mailed to them at their respective addresses, in which case they will be deemed to have been given on the fourth weekday (being a day other than a Saturday or a Sunday) after the mailing, or, (ii) they are published (a) so long as such Notes are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A., in a leading daily newspaper of general circulation in France (which is expected to be *La Tribune*) or (b) they are published in a leading daily newspaper of general circulation in Europe (which is expected to be the *Financial Times*) or (c) they are published following Articles 221-3 and 221-4 of the General Regulations (*Règlement Général*) of the French *Autorité des marchés financiers* (the “AMF”) or so long as such Notes are listed and admitted to trading on any Regulated Market in a leading daily newspaper with general circulation in the city where the Regulated Market on which such Notes are listed and admitted to trading is located, if the rules of such Regulated Market so require.
- (b) Notices to the holders of Materialised Notes and Dematerialised Notes in bearer form (*au porteur*) shall be valid if published (i) so long as such Notes are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A., in a leading daily newspaper of general circulation in France (which is expected to be *La Tribune*) or (ii) at the option of the Issuer, in a leading daily newspaper of general circulation in Europe (which is expected to be the *Financial Times*) or (iii) they are published following

Articles 221-3 and 221-4 of the General Regulations (*Règlement Général*) of the AMF or so long as such Notes are listed and admitted to trading on any Regulated Market in a leading daily newspaper with general circulation in the city where the Regulated Market on which such Notes are listed and admitted to trading is located, if the rules of such Regulated Market so require.

- (c) If any such publication is not practicable, notice shall be validly given if published in another leading daily English language newspaper with general circulation in Europe. Any such notice shall be deemed to have been given on the date of such publication or, if published more than once or on different dates, on the date of the first publication as provided above. Holders of coupons shall be deemed for all purposes to have notice of the contents of any notice given to the holders of Materialised Notes in accordance with this Condition.
- (d) Notices required to be given to the holders of Dematerialised Notes (whether in registered or in bearer form) pursuant to these Conditions may be given by delivery of the relevant notice to Euroclear France, Euroclear, Clearstream, Luxembourg and any other clearing system through which the Notes are for the time being cleared in substitution for the mailing and publication as required by Conditions 14(a), (b), (c) above; except that (i) (a) so long as such Notes are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. in a leading daily newspaper of general circulation in France (which is expected to be *La Tribune*) or (b) following Articles 221-3 and 221-4 of the General Regulations (*Règlement Général*) of the AMF or (c) so long as such Notes are listed and admitted to trading on any Regulated Market and the rules applicable to that Regulated Market so require, notices shall be published in a leading daily newspaper with general circulation in the city Regulated Market on which such Notes are listed and admitted to trading is located and (ii) notices relating to the convocation and decision(s) of the General Meetings pursuant to Condition 10 shall also be published (a) so long as such Notes are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A. and the rules of such Stock Exchange so permit, on the website of the *Autorité des marchés financiers* in France or (b) in a leading daily newspaper of general circulation in Europe.

15 Method of Publication of the Final Terms

The Base Prospectus (including any document incorporated by reference), the supplement to the Base Prospectus, as the case may be, and the Final Terms related to Notes listed and admitted to trading and/or offered to the public will be published on the website of the *Autorité des marchés financiers* (www.amf-france.org). Copies of these documents may be obtained from Compagnie de Financement Foncier 4, Quai de Bercy, 94224 Charenton, France.

In addition, should the Notes be listed and admitted to trading on a Regulated Market other than the Eurolist by Euronext of Euronext Paris S.A., the Final Terms relating to those Notes will provide whether this Base Prospectus (including any document incorporated by reference), the supplement to the Base Prospectus, as the case may be, and the relevant Final Terms will be published on the website of (x) such Regulated Market or (y) the competent authority of the Member State in the EEA where such Regulated Market is situated.

16 Governing Law and Jurisdiction

- (a) **Governing Law:** The Notes, the Receipts, the Coupons and the Talons are governed by, and shall be construed in accordance with, French law.
- (b) **Jurisdiction:** Any claim against the Issuer in connection with any Notes, Receipts, Coupons or Talons may be brought before any competent court in Paris.

TEMPORARY GLOBAL CERTIFICATES ISSUED IN RESPECT OF MATERIALIZED NOTES

Temporary Global Certificates

A Temporary Global Certificate without interest coupons, will initially be issued in connection with Materialised Notes. Upon the initial deposit of such Temporary Global Certificate with a common depository for Euroclear and Clearstream, Luxembourg (the “**Common Depository**”), Euroclear or Clearstream, Luxembourg will credit the accounts of each subscriber with a nominal amount of Notes equal to the nominal amount thereof for which it has subscribed and paid.

The Common Depository may also credit with a nominal amount of Notes the accounts of subscribers with (if indicated in the relevant Final Terms) other clearing systems through direct or indirect accounts with Euroclear and Clearstream, Luxembourg held by such other clearing systems. Conversely, a nominal amount of Notes that is initially deposited with any other clearing system may similarly be credited to the accounts of subscribers with Euroclear, Clearstream, Luxembourg or other clearing systems.

Exchange

Each Temporary Global Certificate issued in respect of Materialised Notes will be exchangeable, free of charge to the holder, on or after its Exchange Date (as defined below):

- (i) if the relevant Final Terms indicates that such Temporary Global Certificate is issued in compliance with the C Rules or in a transaction to which TEFRA is not applicable (as to which, see “Overview of the Programme - Selling Restrictions”), in whole, but not in part, for the Definitive Materialised Notes and
- (ii) otherwise, in whole but not in part, upon certification as to non-U.S. beneficial ownership (a form of which shall be available at the specified offices of any of the Paying Agents) for Definitive Materialised Notes.

Delivery of Definitive Materialised Notes

On or after its Exchange Date, the holder of a Temporary Global Certificate may surrender such Temporary Global Certificate to or to the order of the Fiscal Agent. In exchange for any Temporary Global Certificate, the Issuer will deliver, or procure the delivery of, an equal aggregate nominal amount of duly executed and authenticated Definitive Materialised Notes. In this Base Prospectus, “**Definitive Materialised Notes**” means, in relation to any Temporary Global Certificate, the Definitive Materialised Notes for which such Temporary Global Certificate may be exchanged (if appropriate, having attached to them all Coupons and Receipts in respect of interest or Instalment Amounts that have not already been paid on the Temporary Global Certificate and a Talon). Definitive Materialised Notes will be security printed in accordance with any applicable legal and requirements of the Regulated Market. Forms of such Definitive Materialised Notes shall be available at the specified offices of any of the Paying Agents set out in the Schedules to the Amended and Restated Agency Agreement.

Exchange Date

“**Exchange Date**” means, in relation to a Temporary Global Certificate in respect of any Materialised Notes, the day falling after the expiry of 40 days after its issue date, provided that in the event any further Materialised Notes which are to be assimilated with such first mentioned Materialised Notes are issued prior to such day pursuant to Condition 13(a), the Exchange Date may, at the option of the Issuer, be postponed to the day falling after the expiry of 40 days after the issue date of such further Materialised Notes.

USE OF PROCEEDS

The net proceeds of the issue of the Notes will be used for the Issuer's general corporate purposes.

SUMMARY OF THE LEGISLATION AND REGULATIONS RELATING TO *SOCIÉTÉS DE CRÉDIT FONCIER*

Entities entitled to issue Obligations Foncières

Prior to the introduction of French law n°99-532 of 25 June 1999 (the “**Law**”), now integrated into the French *Code monétaire et financier* (the “**Code**”), only Crédit Foncier de France and Crédit Communal d’Alsace-Lorraine were entitled to issue *Obligations Foncières*. The Law creates a whole new category of credit institutions (*sociétés de crédit foncier*) the exclusive purpose of which is to grant or acquire secured loans from the proceeds of the issue of *obligations foncières* as well as other forms of notes or borrowings.

Holders of *obligations foncières* or of these other borrowings benefit from a *privilège* (priority right of payment) on all the assets and revenues of the *sociétés de crédit foncier* and are allowed to operate in a bankruptcy remote environment.

Sociétés de crédit foncier may grant or acquire either mortgage-backed loans or loans to states or state-owned entities (regional and local authorities) and issue *obligations foncières* (or incur other forms of borrowings) in order to finance these loans.

The Law allows *sociétés de crédit foncier* to issue ordinary bonds or raise funds which do not benefit from the *privilège*.

Pursuant to Article L.515-13 of the Code, *sociétés de crédit foncier* may not hold shares in other companies.

Eligible receivables

The mortgage-backed loans include loans which are secured by a first-ranking mortgage. Other types of charges and security interest also qualify under certain conditions provided in particular they are at least equivalent to a first-ranking mortgage such as a guarantee given by a credit institution or an insurance company that does not belong to the same group as the relevant *société de crédit foncier*. The property must be located in France, in the European Economic Area (the “**EEA**”), in a Member State of the European Community (“**EC**”) or in a State benefiting from the best credit rating given by a rating agency recognised by the Banking Authority (*Commission Bancaire*) as provided in Article L.511-44 of the French *Code monétaire et financier*. Article R.515-12 of the Code provides that the mortgage-backed loans cannot exceed a threshold of 60 per cent. of the property’s value, except under certain conditions.

The other eligible receivables comprise loans granted to, or bonds issued by, state or state-owned entities located within the EEA, in a Member State of the EC or in a State benefiting from the best credit rating given by a rating agency recognised by the Banking Authority (*Commission Bancaire*) as provided in Article L.511-44 of the French *Code monétaire et financier*, or wholly guaranteed by such entities, and specific investments (namely units issued by FCCs – *Fonds Commun de Créances*, which are French securitisation vehicles, or other similar vehicles, the assets of which comprise at least 90 per cent. of secured loans or loans to state or state-owned entities).

Sociétés de crédit foncier may not make any other investments, except investments in securities which are sufficiently secure and liquid to be held as so-called replacement values, as defined in the Decree.

Over-Collateralisation

Article L.515-20 of the Code provides for the principle of over-collateralisation (*surdimensionnement*), which entails that the total amount of the assets of a *société de crédit foncier* must be at all times greater than the global amount of liabilities benefiting from the *privilège*.

Sociétés de crédit foncier must appoint a specific controller (*contrôleur spécifique*) with the approval of the Banking Authority (*Commission Bancaire*) whose task is to ensure that the principle of over-collateralisation is at all times complied with. In particular, the specific controller must certify that the principle of over-collateralisation is satisfied in connection with (i) the *société de crédit foncier*’s quarterly programme of issues benefiting from the *privilège* and (ii) any specific issue also benefiting from the *privilège* whose amount is greater than Euro 500 million. The specific controller must verify the quality of the assets, the process of yearly revaluation and the quality of the asset liability management (ALM).

Privilège

For bonds to qualify as *Obligations Foncières* and for other resources to benefit from the *privilège*, the documentation relating thereto must explicitly refer to such *privilège*. *Sociétés de crédit foncier* may enter into derivative transactions for hedging *Obligations Foncières* and other resources benefiting from the *privilège*; the amounts due under these derivative transactions also benefit from the *privilège*.

The sums resulting from the eligible receivables and from derivative transactions, together with deposits made by *sociétés de crédit foncier* with other credit institutions, are allocated in priority to the payment of any sums due in relation to the *Obligations Foncières* or other financial resources benefiting from the *privilège*.

Insolvency remoteness

Finally, Article L.515-27 of the Code precludes the extension of insolvency proceedings in respect of the *société de crédit foncier*'s parent company to the *société de crédit foncier*.

The Law provides for a new regime which derogates in many ways from the French legal provisions relating to insolvency proceedings. In particular, in the event of judicial reorganisation (*redressement judiciaire*) or liquidation (*liquidation judiciaire*) of a *société de crédit foncier*, all claims benefiting from the *privilège*, including interest thereon, must be paid on their due dates and in preference to all other claims, whether or not secured or statutorily preferred and, until payment in full of all such preferred claims, no other creditors may take any action against the assets of the *société de crédit foncier*.

In addition, the provision of French insolvency law which provides that certain transactions entered into in the months preceding the commencement of insolvency proceedings (*période suspecte*) are voidable has been set aside by the Law in respect of *sociétés de crédit foncier*.

DESCRIPTION OF COMPAGNIE DE FINANCEMENT FONCIER

INFORMATION ABOUT THE ISSUER

History and development of the Issuer

Compagnie de Financement Foncier is a credit institution approved as a finance company and société de crédit foncier by decision of the *Comité des Etablissements de Crédit et des Entreprises d'Investissements - CECEI* (Committee of Credit Institutions and Investment Companies) dated 23 July 1999. Consequently, it is governed by the general body of legislative and regulatory provisions applicable to credit institutions, and, as a *société de crédit foncier* (“SCF”), by the specific provisions of Section IV of the second part of French Law no. 99-532 of 25 June 1999 governing savings and financial security, which has been incorporated into Articles L.515-13 to L.515-33 of the French *Code monétaire et financier* (the “Code”).

It is a wholly-owned subsidiary of the Crédit Foncier Group. Its mission is to finance real estate and local public sector credit activity for its parent company as well as for the Caisses d’Epargne Group as a whole.

The registered office of the Issuer is located at 19, rue des Capucines, 75001 Paris, France and is registered with the Trade and Companies Registry of Paris under reference number 421 263 047 RCS Paris.

The Issuer was created on 22 December 1998 for a period of 99 years.

Investments

Pursuant to article L.515-13 of the Code, the Issuer is prohibited from owning shares in other companies.

BUSINESS OVERVIEW

Principal activities

As a *société de crédit foncier*, the objects of Compagnie de Financement Foncier are to grant or acquire secured loans which are financed by the issue of *obligations foncières*, or by raising funds benefiting or not from the privilege created by Article L.515-19 of the Code (the “*Privilège*”).

More specifically, the purpose of the company (Article 2 of the bylaws), in the context of the laws and regulations applicable to SCF, in particular Articles L515-13 and following of the Code, and without restriction as to the countries in which it can operate other than those set out in these provisions, is

1. In respect of loan and similar transactions:
 - to grant or acquire secured loans, whether these are loans benefiting from a senior mortgage, a property lien, or any other form of property-based security that is at least equivalent, or loans that carry a guarantee issued by a lending institution or an insurance company;
 - to grant or acquire loans from public entities, and loans fully guaranteed by public entities, and to subscribe for or acquire bonds and other debt securities issued or guaranteed by public entities;
 - to acquire, by subscription at the time of issue, either on the markets on which they are traded, or over the counter or, more generally, in any other manner which is in compliance with current legislation, units of FCCs and units or securities issued by similar entities subject to the law of a foreign state, as long as these units or securities are authorized for inclusion in the assets of an SCF;
 - to acquire and hold certain and liquid investments and securities as replacement securities authorized for inclusion in the assets of an SCF;
2. For financing these categories of loans, investments and securities:
 - to issue *obligations foncières* benefiting from a preferred right of repayment granted by the legislation governing SCF and, in particular, Article L.515-19 of the Code;

- to procure any other type of financing, stipulating that such financing will benefit from the preferred right of payment granted by the law to *obligations foncières*;
 - to procure any other financing, including through issue of loans, which does not benefit from the preferred right of payment granted by the law to *obligations foncières*;
3. To carry out all financial and banking transactions necessary in the context of its purpose and, in particular:
 - securitize, in any manner compliant with current legislation, all or part of the loans that it holds, whatever the nature of such loans;
 - use forward financial instruments, in order to hedge operations to manage loans, *obligations foncières*, other senior instruments, and other financing without the preferred right of payment granted by law to *obligations foncières*;
 4. To contract with any credit institution all agreements necessary
 - to manage and recover loans;
 - to manage bonds and other financing;
 - more generally, to provide all services necessary to manage the assets, liabilities and the financial balances of the company;
 - as well as all agreements concerning the distribution and refinancing of loans;
 5. To acquire and own all property and equipment necessary to achieve its purpose or arising from the recovery of its loans; to contract with any third party any agreement in respect of the acquisition, ownership, management, maintenance and sale of such assets;
 6. To contract with any insurance company any agreement which serves the company purpose, notably to cover risks related to borrowers, risks in respect of both assets securing the loans and assets owned by the company, and the liability risks of the company or its directors and officers;
 7. To replace Crédit Foncier de France in all loan and credit transactions, whether involving bonds or not, which this company had contracted in its capacity as a mortgage bank prior to this replacement; this replacement
 - is the result of the provisions of the Law of 25 June 1999 concerning savings and financial security and, in particular, Article 110 of said law, as well as any agreement signed with Crédit Foncier de France for the implementation of these provisions; and
 - also results in the transfer to the company of the forward financial instruments described by these legislative provisions, as well as all securities, guarantees and similar commitments;
 8. In the context of its proprietary activity, or on behalf of other companies, to make available to customers and manage payment terms, in particular:
 - for the payment of funds or the receipt of all sums arising from the loan activities;
 - for the holding of all accounts of financial relations with other banks or public entities;
 - for the management of technical accounts in respect of expenses and receipts;
 9. To participate in any system for interbank settlement, settlement-delivery of securities, as well as in any transactions within the framework of the monetary policy of the European Central Bank, which contribute to the development of the company's activities;
 10. More generally, to carry out all operations related to its activity or contributing to the achievement of its corporate purpose as long as such transactions comply with the purpose of an SCF as defined in the legislation and regulations that regulate their activity.

Principal markets

In 2006, benchmark issues reached a total of Euro 180 billion. The total outstanding balance of benchmark issues is approximately Euro 763 billion.

This was particularly noticeable in Spain (*Cédulas*), in France (*obligations foncières*) and the United Kingdom (structured covered bonds). However, the primary market for German (*Pfandbriefe*) covered bonds contracted.

In **France**, the total volume of benchmark issues (all denominations) posted a significant increase of 28%, reaching Euro 32.9 billion in 2006 compared to Euro 25.7 billion in 2005. *Obligations foncières* benefit from one of the most secure legal frameworks in all of Europe.

In **Spain**, sustained activity involving mortgage loans granted by Spanish banks remained an important factor in *Cédulas*' performance in 2006. New benchmark issues of *Cédulas Hipotecarias* reached a new record of Euro 61 billion in 2006, up 13% over the Euro 54 billion issued in 2005. Faced with new asset and liability management constraints under the Basel II accords and a foreseeable downturn in the production of mortgage loans in 2007, it is very unlikely that financing via *Cédulas* will continue to increase.

In the **United Kingdom**, the covered bond market expanded considerably in 2006 with the volume of new issues reaching Euro 20.5 billion, a near twofold increase in outstanding issues to Euro 43.75 billion. However, only Euro 6.5 billion (32%) worth had maturities of 10 years or more.

In **Ireland**, even though the market for Asset Covered Securities (ACS) in 2006 was dominated by financial instruments for the public sector, the mortgage loan portfolios of Irish banks continued to increase by nearly 30%. In 2006, the volume of Irish benchmark issues was Euro 11.5 billion.

In **Germany**, loans to the public sector and financing via public *Pfandbriefes* is expected continue to decrease. Total exposure of German *Pfandbriefe* issuers to the public sector is currently falling by 3% per year, while loans to the international public sector are increasing at an annual rate of 14%. In 2006, the volume of German public and mortgage benchmark issues was Euro 43.4 billion.

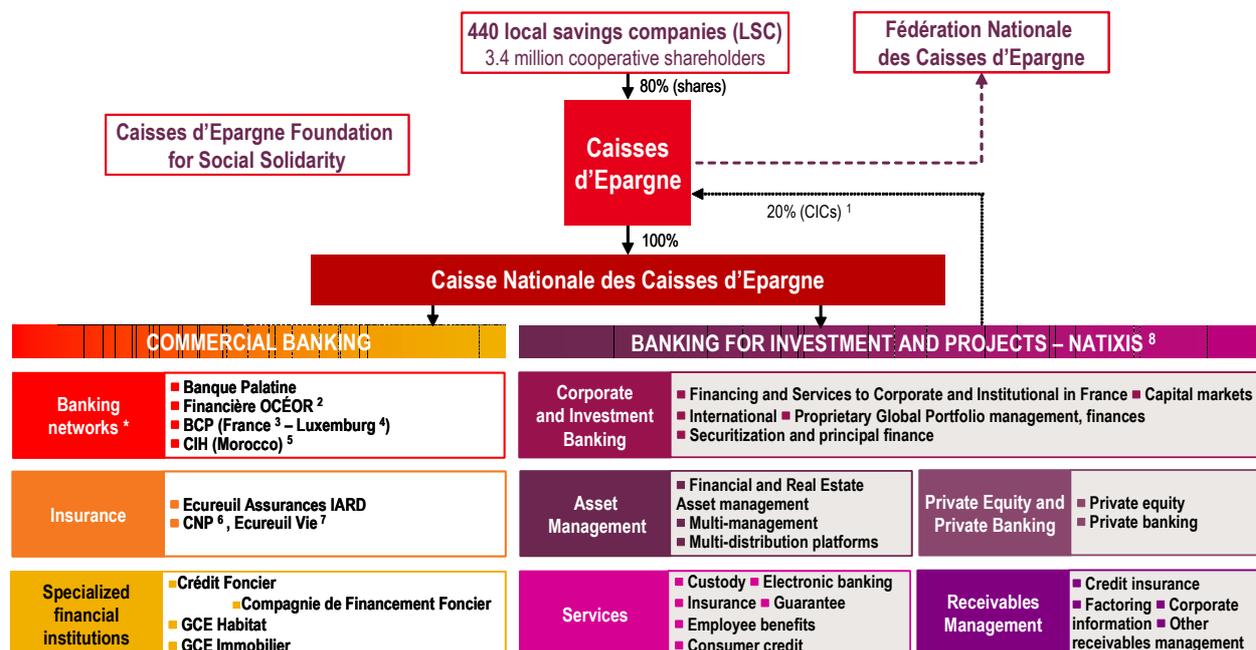
In **Denmark**, new issues of *Realkreditobligationer* increased significantly in 2006, mainly due to the refinancing of past transactions. The Danish covered bond market has considerable weight in Europe with outstanding issues amounting to almost DKK 1857.5 billion (nearly Euro 249 billion). This market, mainly in Danish crowns, has only a few issues in euros.

Italy, Austria, Portugal and the Netherlands are smaller markets.

ORGANISATIONAL STRUCTURE

Dependence upon other entities within the group

Simplified organisation of the Caisse d'Epargne Group as of 31 December 2006



* Other than the Caisses d'Epargne

1. Cooperative investment certificates (CICs) representing 20% of the capital of the Caisses d'Epargne entitling holders to receive dividends but including no voting rights
2. The Financière OCÉOR holding company owns the Group's investments in its overseas banks
3. 50.1% owned by the Caisse d'Epargne Ile-de-France Paris and 30% owned by the CNCE
4. 50.1% owned by Financière OCÉOR and 30% owned by the CNCE
5. Indirect interest of approximately 25% held by GCE Maroc (OCÉOR)
6. 15.76% held by Sopassure, a 49.98% subsidiary of the CNCE
7. Ecureuil Vie is a 100% subsidiary of CNP Assurances since February 2007
8. The Caisse Nationale des Caisses d'Epargne and the Banque Fédérale des Banques Populaires each own a 34.44% stake in NATIXIS, which itself owns 20% of the Caisses d'Epargne and Banques Populaires in the form of Cooperative investment Certificates (CICs).

TREND INFORMATION

No significant deterioration has affected the outlook of the Company since its last financial report was audited and published.

No known trend, uncertainty or claim or commitment or event is reasonably susceptible to influence the Company's outlook.

PROFIT FORECASTS OR ESTIMATES

The Issuer does not produce profit forecasts and estimates.

ADMINISTRATIVE, MANAGEMENT AND SUPERVISORY BODIES

Names, business addresses and functions of the members of the Management Bodies

MR. FRANÇOIS VEVERKA

Chief Executive Officer (non-Director member) since 15 January 2007

4, quai de Bercy - 94220 Charenton-le-Pont

MRS. SANDRINE GUÉRIN

Deputy Chief Executive Officer (non-Director member) since 15 October 2001

Director since 25 March 2002

Deputy Chief Executive Officer since 17 May 2002 (following the separation of the offices of Chairman of the Board of Directors and Chief Executive Officer)

4, quai de Bercy - 94220 Charenton-le-Pont

Names, business addresses and functions of the members of the Board of Directors and principal activities performed by them outside the Issuer

MR. FRANÇOIS DROUIN

Director and Chairman of the Board of Directors since 25 June 2003

Chairman & Chief Executive Officer from 4 September 2006 to 15 January 2007

4, quai de Bercy - 94220 Charenton-le-Pont

MR. THIERRY DUFOUR

Director since 18 December 1998

Chairman from 18 December 1998 to 25 June 1999

Chief Executive Officer from 25 June 1999 to 16 May 2001

Deputy Chief Executive Officer from 16 May 2001 (following the promulgation of the New Economic Regulations Act) to 17 May 2002

Chief Executive Officer since 17 May 2002 (following the separation of the offices of Chairman of the Board of Directors and Chief Executive Officer)

Resignation from the office of Chief Executive on 4 September 2006

4, quai de Bercy - 94220 Charenton-le-Pont

MRS. SANDRINE GUÉRIN

Deputy Chief Executive Officer (non-Director member) since 15 October 2001

Director since 25 March 2002

Deputy Chief Executive Officer since 17 May 2002 (following the separation of the offices of Chairman of the Board of Directors and Chief Executive Officer)

4, quai de Bercy - 94220 Charenton-le-Pont

MR. FRANÇOIS CHAUVEAU

Director since 16 December 2004

CNCE – 50, avenue Pierre Mendès France - 75013 Paris

MR. PIERRE-ERIC FUZIER

Director since 18 December 1998

4, quai de Bercy - 94220 Charenton-le-Pont

CREDIT FONCIER DE FRANCE

Director since 25 March 1999

Represented by Mr. François Blancard, replacing Mr. Alain Prévot.

4, quai de Bercy - 94220 Charenton-le-Pont

MR. GUY LAFITE

Adviser since 25 May 2005

CNCE – 50, avenue Pierre Mendès France - 75013 Paris

As of 15 January 2007, the Board of Directors has decided to separate once again the office of the company's Chairman from its Chief Executive Officer.

From this date forward, Mr. François Drouin will assume the office of Chairman of the Board of Directors. Mr. François Veverka and Mrs. Sandrine Guérin will assume the offices of Chief Executive and Deputy CEO, respectively.

Offices or Positions held by Mr. François Drouin

MANAGEMENT POSITIONS	
COMPANY	POSITION
CRÉDIT FONCIER DE FRANCE – SACS	Chairman of the Executive Board
COMPAGNIE DE FINANCEMENT FONCIER – SA	Chairman of the Board of Directors, then Chairman & Chief Executive Officer since 4 September 2006
OFFICES AS DIRECTOR AND SUPERVISORY BOARD MEMBER	
A.C.F.F. – SA	Chairman of the Board of Directors
CICOBAIL – SA	Chairman of the Board of Directors
FONCIER EXPERTISE (ex SEIEF) – SA	Chairman of the Board of Directors
FONCIER PARTICIPATIONS – SA	Permanent Representative of Crédit Foncier, Director
MUR ÉCUREUIL – SA	Chairman of the Board of Directors (until 3 August 2006)
GCE IMMOBILIER – SACS	Permanent Representative of Crédit Foncier, Supervisory Board member (since 8 February 2006)
CFD – SAS	Legal Representative of Cofimab, Chairman
DOM 9 – SAS	Legal Representative of Crédit Foncier, Chairman of the SAS
ENTENIAL CONSEIL – SAS	Legal Representative of Crédit Foncier, Chairman of the SAS
FONCIER VIGNOBLES – SAS	Legal Representative of Crédit Foncier, Chairman of the SAS

FONCIÈRE IMMEUBLES 1 – SAS	Legal Representative of Crédit Foncier, Chairman
OTHER OFFICES AND POSITIONS	
ECUFONCIER – SCA	Legal Representative of Crédit Foncier, General Partner
TANIS – SARL	Legal Representative of CFD, Liquidator
COFIMAB – SNC	Legal Representative of Crédit Foncier, General Partner
HAUSSMANN ST HONORÉ – SNC	Legal Representative of Crédit Foncier, Liquidator
SOCLIM – SNC	Legal Representative of CFD, Manager
SOFIPAR LOGEMENT – SNC	Legal Representative of Crédit Foncier, General Partner
SOFONEG – SNC	Legal Representative of Crédit Foncier, General Partner
CHÂTEAU BEAUREGARD – SC	Legal Representative of Foncier Vignobles, Manager
ARION CONSEIL – SCI	Legal Representative of Crédit Foncier, Liquidator
COLOMIA 31 – SCI	Legal Representative of Crédit Foncier, Manager
COMELIA – SCI	Legal Representative of Crédit Foncier, Manager
FRANCILIA – SCI	Legal Representative of Crédit Foncier, Manager
IMMOBILIÈRE CHAUVEAU LAGARDE – SCI	Legal Representative of CFD, Manager
IMMOBILIÈRE MADELEINE DUPHOT – SCI	Legal Representative of CFD, Manager
MANTELIA - SCI	Legal Representative of Crédit Foncier, Manager
RENTE IMMOBILIÈRE 2 – SCI	Legal Representative of CFD, Manager
GIRCE INGENIERIE – GIE	Permanent Representative of Crédit Foncier, Supervisory Board member
GIRCE STRATÉGIE – GIE	Permanent Representative of Crédit Foncier, Director

Offices or Positions held by Mr. Thierry Dufour

MANAGEMENT POSITIONS	
COMPANY	POSITION
COMPAGNIE DE FINANCEMENT FONCIER – SA	Chief Executive Officer and Director (until 4 September 2006)
CRÉDIT FONCIER DE FRANCE – SACS	Executive Board member (since 28 June 2006)
COMPTOIR FINANCIER DE GARANTIE – SA	Chairman & Chief Executive Officer (since 15 November 2006)
OFFICES AS DIRECTOR AND SUPERVISORY BOARD MEMBER	
ACFF – SA	Director
COMPAGNIE DE FINANCEMENT FONCIER – SA	Director

FINANCIÈRE DESVIEUX – SA	Director
FONCIER EXPERTISE – SA	Director
SOCRELOG – SA	Director
VAUBAN MOBILISATION GARANTIE – SACS	Supervisory Board member (until 28 June 2006) and now Permanent Representative of Crédit Foncier, Supervisory Board member
OTHER OFFICES AND POSITIONS	
COMPAGNIE DE FINANCEMENT FONCIER – SA	Member of the Audit Committee (since 4 September 2006)

Offices or Positions held by Ms. Sandrine Guérin

MANAGEMENT POSITIONS	
COMPANY	POSITION
COMPAGNIE DE FINANCEMENT FONCIER – SA	Deputy CEO, Director
FINANCIÈRE DESVIEUX – SA	Chief Executive Officer
VAUBAN MOBILISATION GARANTIE – SACS	Chairman of the Executive Board
OFFICES AS DIRECTOR AND SUPERVISORY BOARD MEMBER	
FONCIER COURT TERME – SICAV	Director
FONCIER ASSURANCE	Director
OTHER OFFICES AND POSITIONS	
CRÉDIT FONCIER DE FRANCE - SACS	Executive Director of Market Operations – Director of Financial Operations
EBIC	EMF Representative at the European Commission for bond markets

Offices or Positions held by Mr. François Chauveau

OFFICES AS DIRECTOR AND SUPERVISORY BOARD MEMBER	
COMPANY	POSITION
COMPAGNIE DE FINANCEMENT FONCIER – SA	Director
EUROTITRISATION – SA	Permanent Representative of CNCE, Director
GCE BAIL – SA	Permanent Representative of CNCE, Director
SURASSUR – SA	Permanent Representative of CNCE, Director
ISSORIA – SACS	Permanent Representative of CNCE, Supervisory Board member
IXIS CIB – SACS	Supervisory Board member (since 13 September 2006)
ECUFONCIER – SCA	Member of the Supervisory Board
GROUPE D’INTÉRÊT ÉCONOMIQUE CDS ECUREUIL – GIE	Chairman of the Board of Directors
OTHER OFFICES AND POSITIONS	
CNCE – SACS	Chief Financial Officer
GCE BAIL – SA	Chairman of the Audit Committee
COMPAGNIE DE FINANCEMENT FONCIER – SA	Chairman of the Audit Committee
INGEPAR – SA	Advisor and Chairman of the Audit Committee
ICIS CIB – SACS	Member of the Audit Committee
CAISSE DES RETRAITES (CGR) – IRS	Employer Representative
CAISSE GÉNÉRALE DE PRÉVOYANCE (CGP) – IP	Employer Representative
ECUREUIL PROTECTION SOCIALE – ASSOCIATION	Employer Representative

Offices or Positions held by Mr. Pierre-Eric Fuzier

OFFICES AS DIRECTOR AND SUPERVISORY BOARD MEMBER	
COMPANY	POSITION
COMPAGNIE DE FINANCEMENT FONCIER – SA	Director
SOCRELOG – SA	Director
AXENTIA (EX CARPI) – SA HLM	Director
OTHER OFFICES AND POSITIONS	
CRÉDIT FONCIER DE FRANCE – SACS	Head of Legal Department

Offices held by Crédit Foncier de France in 2006

COMPANY	IDENTIFICATION
LIMITED LIABILITY COMPANIES (SOCIETES ANONYMES)	
DIRECTORSHIPS	
Auxiliaire du Crédit Foncier de France ACFE – SA	334 183 704
BTP CAPITAL INVESTISSEMENT – SA	302 527 734
CFCAL Banque – SA	568 501 282
CFCAL SCF – SA	424 184 737
CFG – Comptoir Financier de Garantie – SA	330 316 316
Cicobail – SA	722 004 355
Cinergie – SA	322 214 883
Compagnie de Financement Foncier – SA	421 263 047
Compagnie Foncière de Construction – SA	308 383 058
Crédit Foncier Assurance Courtage – SA	347 708 562
Crédit Logement – SA	302 493 275
CREPAH – SA	306 065 665
ICADE EMGP – SA	582 074 944
Eurosic – SA	307 178 871
FGI – SA (until 14 February 2006)	542 103 657
Foncier Assurance – SA	349 004 341
Foncier Consultants – SA	395 304 330
Foncier Expertise – SA	788 276 806
Foncier Participations – SA	319 893 815
Foncière d'Evreux – SA	399 293 067
Groupe VB – SA	572 112 589
H & T Conseil – SA	313 149 973
Immobilière Trocadero – SA	352 412 217
Mur Ecureuil – SA	345 044 929
Picardie Bail – SA	331 542 126
RIVP – SA (until 16 December 2006)	552 032 708
SAF Environnement – SA	319 051 017
SEMERCLI – SAEM	632 052 809
SGFGAS - Société de Gestion du FGAS – SA	390 818 235
SIPARI – SA	305 097 446

SNTE – Société Nationale de la Tour Eiffel – SA (until 1 June 2006)	317 479 806
Société de Réalisation de Défaillance SRD – SA	421 003 450
SOCRELOG – SA	642 051 924
POSITION AS SUPERVISORY BOARD MEMBER	
SCAFR Terres d'Europe – Société Centrale d'Aménagement Foncier et Rural	612 007 468
Union Européenne d'Assurance – SACS	347 642 183
La Compagnie 1818 – Banquiers Privés – SACS	306 063 355
La Compagnie 1818 – Gestion – SACS	353 690 514
GCE Immobilier - SACS	379 722 853
SIA HABITAT – SACS HLM	045 550 258
SOCFIM	390 348 779
F.S.I. – SACS	412 974 875
VMG – SACS	399 343 300
POSITION OF CHAIRMAN / DIRECTOR	
DOM 9 – SAS	389 724 246
Entenial Conseil – SAS	449 755 586
Foncier Vignobles – SAS	399 293 828
Foncière Immeuble 1 – SAS	444 494 116
GENERAL PARTNERSHIP (SNC, SCI)	
MANAGING PARTNER	
Ecufoncier – SCA	480 107 846
Arion Conseil (liquidator)	390 466 498
Cofimab - SNC	391 754 363
Colomia 31	453 162 927
Comelia	451 226 963
Francilia	440 775 617
Hausmann St Honoré (liquidator)	380 042 168
Mantelia	432 255 271
Sofipar Logement	331 786 723
Sofoneg	331 444 539

G.I.E.	
Girce Ingenierie	469 600 050
Girce Stratégie	443 028 634
SAEM	
Sonacotra	788 058 030

Offices or Positions held by Mr. François Blancard

MANAGEMENT POSITIONS	
COMPANY	POSITION
CRÉDIT FONCIER DE FRANCE – SACS	Chief Executive Officer (since 1 March 2006)
OFFICES AS DIRECTOR AND SUPERVISORY BOARD MEMBER	
CICOBAIL – SA	Permanent Representative of Crédit Foncier, Director (since 25 September 2006)
CINERGIE – SA	Permanent Representative of Crédit Foncier, Director (since 25 September 2006)
COMPAGNIE DE FINANCEMENT FONCIER – SA	Permanent Representative of Crédit Foncier, Director (since 25 September 2006)
FONCIER CONSULTANTS – SA	Permanent Representative of Crédit Foncier, Director (since 25 September 2006)
ICADE EMGP – SA	Permanent Representative of Crédit Foncier, Director (since 23 November 2006)
LES ÉDITIONS DE L'ÉPARGNE – SA	Director
CILOGER – SACS	Permanent Representative of CNCE, Supervisory Board member
ECUREUIL VIE – SACS	Member of the Supervisory Board (until 18 April 2006)
FINANCIÈRE OCÉOR – SACS	Member of the Supervisory Board
GESTRIM – SACS	Member of the Supervisory Board
ISELECTION – SACS	Member of the Supervisory Board (until 25 July 2006)
IXIS PRIVATE CAPITAL MANAGEMENT – SACS	Permanent Representative of CNCE, Supervisory Board member
LA COMPAGNIE 1818 – BANQUIERS PRIVÉS – SACS	Permanent Representative of Crédit Foncier, Supervisory Board member (since 18 May 2006)
SERENA – SACS	Member of the Supervisory Board
CEMM – SAS	Member of the Supervisory Board
GCE NEWTEC – SAS	Member of the Supervisory Board (until 13 March 2006)

No potential conflicts of interest exist between the duties with regard to Compagnie de Financement Foncier and the private interests and/or other duties of members of the board.

BOARD PRACTICES

Corporate governance

▶ Overview

Compagnie de Financement Foncier is administered by a Board of Directors comprising six members, including the CNCE Group Chief Financial Officer, the Crédit Foncier Chief Financial Officer, who is also a member of its Executive Board, and Crédit Foncier de France, represented by a member of its Executive Board.

The Chairman of the Board, who is also chairman of Crédit Foncier's Executive Board, organises and directs the work of the Board, ensures that the governing bodies of Compagnie de Financement Foncier operate properly, and that the Directors are able to perform their duties.

The management of Compagnie de Financement Foncier consists of a Chief Executive Officer and a Deputy Chief Executive Officer to assist him. Both of them are vested with the broadest powers to act in all circumstances on behalf of Compagnie de Financement Foncier within the limits of the corporate purpose, and subject to the powers expressly attributed by law to shareholders' meetings and the special powers of the Board of Directors. They represent the company in its relationships with third parties.

▶ Corporate events in 2006

Compagnie de Financement Foncier's Board of Directors decided on 4 September 2006 to put an end to the separate offices of Chairman and Chief Executive Officer. Following his appointment to Crédit Foncier's Executive Board, the Chief Executive Officer submitted his resignation. Compagnie de Financement Foncier's Chairman thus assumed the dual office of Chairman & Chief Executive Officer from this date forward. Furthermore, the responsibilities of the Deputy CEO were not affected by this event.

This is only temporary since, according to the terms of its meeting on 17 November 2006, the Board has appointed a new Chief Executive Officer and, in doing so, has decided to revert to the original situation with a separate Chairman and Chief Executive Officer. Nevertheless, this decision will not take effect until 15 January 2007.

Internal auditing system

General inspection

▶ Organisation and resources of the General Inspection Department

Evaluating ongoing control systems is the responsibility of the General Inspection Department's management team.

The head of the General Inspection Department reports on its missions to the Chairman of Crédit Foncier de France's Executive Board and to its Audit Committee.

At the end of 2006, the General Inspection Department had 27 staff members (including recruitments taking place at that time), of which 2 supervisors, 2 project leaders and 15 auditors, all with advanced degrees and a combination of different skills (accounting, financial, legal and sales).

The annual audit plan is prepared by managers at the General Inspection Department, together with the CNCE General Inspection Department, then approved by the Chairman of Crédit Foncier de France's Executive Board and submitted for approval to the Audit Committee. It falls under the responsibility of the General Inspection Department, and is covered by a multi-annual plan that takes into account the maximum audit cycle of four years. Shareholder auditing units help draft the audit plan.

Concerning Compagnie de Financement Foncier more specifically, a specific annual audit plan is prepared by the corporate entities and approved by Compagnie's Audit Committee. Furthermore, assignments that relate to Compagnie's activities and that could concern Crédit Foncier are listed by request from the Chairman of Crédit Foncier de France's Executive Board or Compagnie de Financement Foncier's Chief Executive Officer.

These assignments and the follow-up on their recommendations are reported to Compagnie de Financement Foncier's Audit Committee and executive management.

► Inspection assignments conducted in 2006

A total of 56 assignments were conducted by the General Inspection Department of Crédit Foncier in 2006, seven of which specifically concerned the Compagnie de Financement Foncier's activities. In addition, eight assignments begun at the end of 2005 were finalised and their recommendations were approved in 2006.

Most of these assignments had been included in the annual audit plan approved by the Audit Committee on 7 December 2005, and concerned various sectors of the Crédit Foncier Group and the oversight of regulatory projects:

- Network of branches
- Commercial loans
- Financial management
- Banking production
- Development
- Management information
- Information technology
- Subsidiaries

In addition, seven assignments were carried out by CNCE's General Inspection Department.

► Follow-up on recommendations from previous assignments

During 2006, the General Inspection Department followed up on the implementation of recommendations by the audited units. The procedure for following up on recommendations complies with the methodology used by the General Inspection of CNCE, namely a systematic semi-annual follow-up with management stating the audited unit, the percentage of completion and if applicable, the action plan indicating the new deadline. These responses now need to be systematically corroborated by a file containing records of the audited unit and all of the items which justified the action taken.

The action taken by audited units was subjected to consistency checks, rated by the General Inspection Department. A summary was then forwarded to the Executive Board and the Audit Committee.

This summary includes comments relating to cases where abnormal delays in implementation were observed.

MAJOR SHAREHOLDERS

Crédit Foncier de France holds directly 99.99 per cent of the shares of the Issuer. Compagnie de Financement Foncier is a wholly-owned subsidiary of the Crédit Foncier Group.

The measures in place to ensure that such control is not abused are detailed under the section “RELATIONSHIP BETWEEN COMPAGNIE DE FINANCEMENT FONCIER AND CRÉDIT FONCIER DE FRANCE” of this Base Prospectus

FINANCIAL INFORMATION CONCERNING THE ISSUER’S ASSETS AND LIABILITIES, FINANCIAL POSITION AND PROFITS AND LOSSES

Historical financial information

Please refer to section entitled “FINANCIAL STATEMENTS AS AT 31 DECEMBER 2006” below.

Auditing of historical annual financial information

Please refer to the sections entitled “STATUTORY AUDITORS’ REPORT ON THE FINANCIAL STATEMENTS IN RESPECT OF YEAR 2005” and “STATUTORY AUDITORS’ REPORT ON THE FINANCIAL STATEMENTS IN RESPECT OF YEAR 2006” below.

Legal and arbitration proceedings

The Issuer neither is nor has been involved in any governmental, legal or arbitration proceedings (including any such proceeding which are pending or threatened of which the Issuer is aware) during a period covering at least the previous 12 months which may have, or have had in the recent past, significant effects on the financial position or profitability of the Issuer.

Significant change in the Issuer’s financial or trading position

Since the end of the last financial year for which the financial report was audited and published, no significant change has affected Compagnie de Financement Foncier’s situation.

ADDITIONAL INFORMATION

Share capital

As at 5 June 2007, the share capital of the Issuer amounted to Euro 154,000,000 divided into 9,625,000 fully paid-up shares with a par value of Euro 16 each.

Memorandum and articles of association

Please refer to section “BUSINESS OVERVIEW - Principal activities” above.

MATERIAL CONTRACTS

Please refer to section “RELATIONSHIP BETWEEN COMPAGNIE DE FINANCEMENT FONCIER AND CRÉDIT FONCIER DE FRANCE” below.

THIRD PARTY INFORMATION AND STATEMENT BY EXPERTS AND DECLARATIONS OF ANY INTEREST

I SPECIFIC CONTROLLER'S REPORT ON THE VALUATION AND PERIODIC REVIEW METHODS FOR REAL ESTATE AT 31 DECEMBER 2006

To the Directors of Compagnie de Financement Foncier,

In our capacity as the Specific Controller of your Company, and pursuant to the provisions of Article L. 515-30 of the French *Code monétaire et financier*, as well as those set out in Article 5 of Regulation 99-10 of the CRBF (French Banking and Financial Regulations Committee), we hereby present you with our report relating to the assessment of the procedure describing the methods used to value the real estate underlying loans and the methods for periodically reviewing their value, published at the same time as the annual financial statements on 31 December 2006 and appended herewith.

The procedure relating to the valuation methods for real estate and the methods for periodically reviewing their value was defined and implemented under the responsibility of your company's management. It is our responsibility to assess the validity of this procedure in terms of its compliance with current regulations.

We have examined the valuation methods and the methods for periodically reviewing the value of real estate underlying loans in accordance with the professional standards applicable to this assignment. These standards require that we take the steps necessary to ascertain that the valuation methods and periodic review methods comply, in their design and their application, with current regulations, and that we check the presentation of the information which is then disclosed in the annual financial statements.

Based on our work, the procedure describing the valuation methods for the real estate underlying the loans and the periodic review methods of their value, disclosed in the financial statements at 31 December 2006, respects the provisions set out in regulations 2002-02 and 99-10 of the CRBF.

On this matter, it must be pointed out that the rules used by Compagnie de Financement Foncier to implement the valuation methods and the methods for the periodic review of the value of real estate at 31 December 2006 are those set out in regulations current at that date and not those resulting from the future transposal into French law of the European Capital Requirements Directive.

Furthermore, it should be noted that, based on the tests we carried out, the operational implementation of this procedure could be improved by:

- Respecting the rules for the initial valuation of assets which must be carried out via an appraisal
- Reinforcing internal controls related to periodic reviews and real estate valuation procedures so as to ensure that current valuation rules remain consistent

Paris, 23 April 2007

Specific Controller

CAILLIAU DEDOIT ET ASSOCIES

Laurent Brun

II METHOD FOR THE VALUATION OF ASSETS UNDERLYING LOANS

a. General asset valuation principles

The procedure described below was determined, in accordance with Articles 1 and 2 of Regulation No. 99-10 of the CRBF, as amended by Regulation No. 2002-02.

Real estate financed by eligible loans or provided as security for these loans is subject to prudent valuation rules.

The valuation is based on the real estate's long term characteristics, normal and local market conditions, the current use of the asset and other possible uses.

Exceptionally, the valuation may be based on the total cost of the transaction when this cost is less than Euro 350,000 (CRBF Regulation No. 2002-02).

b. Special rule used by *Compagnie de Financement Foncier*

As of 1 January 2003, in accordance with the provisions of CRBF Regulation No. 2002-02 and a decision by the Chairman of *Crédit Foncier de France*'s Executive Board dated 28 July 2003, the cost of the transaction including VAT and without discount is taken as the estimated value of the asset for all transactions involving residential property whose transaction cost including VAT is less than Euro 350,000.

Exceptionally, the collateral (including VAT and fees) less a 10% discount on new property and 5% on old (for old constructions requiring renovation, the collateral is already discounted by 60% of the renovation cost) is taken as the market value of the asset in the following cases:

- Presence of a bridging loan in the transaction (*Foncier Intégral* product)
- The cost of the transaction is less than the authorised amount
- One of the loans in the transaction was authorised or implemented before 1 January 2003
- One of the loans in the transaction was assigned to the *société de crédit foncier* before 1 September 2003.

SUMMARY

The foregoing rules are summarised in the tables below:

ASSET TYPE	Amounts less than Euro 350,000	Amounts greater than Euro 350,000
Residential property for private individuals	Transaction cost (1)	Appraisal
Residential property for commercial use	Appraisal	Appraisal
Commercial property (2)	Appraisal	Appraisal
Mixed-use property	Transaction cost (1)	Appraisal

(1) Or, exceptionally, the market value of the collateral less any discounts as described in the aforementioned cases.

(2) Commercial property includes all properties other than residential property and mixed-use properties whose residential component represents less than 75% of the overall value.

At 31 December 2006, this valuation method was only used on collateral underlying loans authorised in 2006; collateral underlying loans authorised before 2006 is necessarily subject to a periodic review of its value at 31 December 2006, as presented hereafter (Cf. III and IV).

III PERIODIC REVIEW METHODS FOR MIXED-USE PROPERTY AND RESIDENTIAL PROPERTY FOR PRIVATE AND COMMERCIAL USE

The rules detailed below apply to collateral underlying loans authorised before 2006. Collateral underlying loans authorised in 2006 is valued according to the method explained in Chapter I.

Two periodic review methods are used depending on the following circumstances:

- The S1 method for all residential properties valued at less than Euro 350,000 and for the residential property of private individuals valued at more than Euro 350,000
- The S2 method for the residential property of professional clients valued at more than Euro 350,000

a. S1 periodic review method

1 Changes to the S1 periodic review method

The changes affecting real estate markets as well as Crédit Foncier Group's operating sectors have led the group to reconsider its methods for revaluing financed assets. Two goals have been identified: make principles clearer and increase responsiveness to real estate market fluctuations.

The approach to real estate values has been improved by segmenting real estate into new, comparable sub-groups.

2 Old method (applied to 2005 definitive indices)

This revaluation method entailed applying to real estate:

- The revaluation ratios from one year to the next, based on changes in the real estate market
- An annual, natural obsolescence ratio equal to 0.65%

Furthermore, the S1 revaluation method comprised two sub-periods, for the year “n”:

- Replacement of the provisional revaluation indices at “n-1” with the definitive indices at “n-1”
- Definition of the provisional revaluation indices at “n”, including the effects of obsolescence

These definitive and provisional indices were based on the “expert” survey carried out each year by Foncier Expertise.

As for the definitive indices, the results of this survey were restated in an econometric model which included the average indices of annual price changes by city, for apartments and houses, ultimately grouped by department.

When collateral was revaluated at the end of 2006, the definitive revaluation indices for 2005 replaced the provisional revaluation indices that were used during the previous collateral review.

3 New S1 periodic review method (applied to 2006 definitive indices)

Definition

The concept of determining indices using the market value is based on the definition set forth in the “appraisal charter”: the market value is the estimated amount of money that a building would be exchanged for, at the date of the valuation, between a consenting buyer and seller in a fair transaction, following an ample marketing period, and where both parties are willingly and knowingly acting on their behalf.

Principles

The model is based on indices established by “agglomeration zones” and “non-agglomeration zones” in order to most accurately reflect the real estate market.

There are 110 agglomerations as defined by postal code groups established by the INSEE. They are defined as urban areas with more than 50,000 inhabitants. The list of agglomerations and their composition change as the urban fabric and real estate markets evolve.

Outside of these agglomerations, the “non-agglomeration” real estate market is segmented by administrative regions (20, excluding Corsica and the Ile de France - Paris metropolitan area).

Paris and the Ile de France surrounding Paris are dealt with separately using specific indices.

For each entity thus defined (agglomeration, region, Paris or Ile de France) and grouped according to postal code, the dominant features are listed for the following secondary categories:

Agglomeration:

Apartment/house // new/old

Non-agglomeration:

House // old

Ile de France (excluding Paris)

Apartment/house // aggregated index

Paris:

Apartment // aggregated index

When the distinction apartment/house is not available for collateral, the smaller of the two indices, for the corresponding postal code, is used.

When the location of the collateral is imprecise, the smaller of the annual indices, for the corresponding type of housing, is used. The same applies to departments located in the DOM-TOM (overseas departments and territories).

Revaluation cycle management

Real estate value indices are updated annually. During the month of November, new indices are established based on the period ending 30 September.

The revaluation cycle is thus managed on a one year rolling period from 30 September of year “n-1” to 30 September of year “n”.

Applying this method at the closing date on 31 December each year will enable the definitive valuations for the year “n” to be determined as early as January in the year “n+1”.

Sources

These indices are based on an “ad hoc and expert” survey carried out each year by Foncier Expertise with the network of regional real estate appraisers.

4 Impacts of changes to the S1 periodic review method

Qualitative aspects

Elimination of the obsolescence ratio

The obsolescence ratio used in the old method will no longer be calculated. Indeed, Foncier Expertise real estate appraisers esteem that the “indicated values which are used to determine the indices, can be considered prudential values for the revaluation of collateral. As a result, and especially in light of current real estate conditions, it is not necessary to discount them”.

Elimination of provisional indices

The intermediary step of applying provisional indices has been abandoned.

The new method relies on simplified reasoning based on definitive indices. This simplification has made it much more responsive to real estate cycles.

Quantitative aspects

In order to evaluate the impacts from changing methods, “old method” and “new method” definitive indices were determined for 2005 making a comparison between the two for the year ended 2005 possible in a test environment.

Applying the “new method” to a sample of 10,000 loans valued at Euro 1.5 billion resulted in an increase of Euro 6.4 million or 0.4% of the value of collateral in comparison with the “old” periodic review method.

In conclusion, the overall impact is not significant. However, the introduction of the “agglomeration” concept (compared with departments in the previous model) provides for a unitary distribution of values which more accurately reflects the reality of real estate markets.

5 Operational and IT management of the method change (2005/2006)

The first step involved neutralizing the impact of the “old method” provisional indices for 2005 in the database by applying the “old method” definitive indices for 2005. The “new method” definitive indices for 2006 were then applied.

Reliability tests were also carried out on the entire system.

b. S2 periodic review method

For 2006, the S2 revaluation method entailed applying the annual change in the rent index for residential property to 2005 values, i.e. +3.3% (source INSEE).

As with property segments revalued using the S1 method, the obsolescence ratio was dropped for revaluing this segment in 2006.

IV PERIODIC REVIEW METHODS FOR COMMERCIAL PROPERTY

a. Revaluation of commercial property valued at more than Euro 350,000

Each asset in this segment is revalued every year via an appraisal.

The appraiser determines a prudential mortgage value based on an in-depth analysis of the type of asset and its specific characteristics and on a prudent and long-term outlook of the market.

30 appraisals were carried out in 2006 on the loans acquired by SCF.

On an exceptional basis, pursuant to provisions of CRBF Regulation No. 2002-02, loans in this category whose "Outstanding Principal/Initial Loan Amount" ratio has fallen below 30%, the S1 revaluation method is applied to the value obtained from the last appraisal.

b. Revaluation of commercial property valued at less than Euro 350,000

Pursuant to the provisions of CRBF Regulation No. 2002-02, this collateral is revalued individually, every three years, by an expert appraisal, then statistically using the S1 method between appraisals.

V. SUMMARY OF METHODS:

Type of asset	Healthy cases			Cases in dispute
	Ratio of Outstanding Principal* to Initial Amount > 30%		Ratio of Outstanding Principal* to Initial Amount ≤ 30%	
	Amounts less than Euro 350,000	Amounts greater than Euro 350,000	All amounts	
RESIDENTIAL OR MIXED-USE	S1 method	If private individual: S1 method If professional: S2 method	S1 (< Euro 350 K) or S2 (> Euro 350 K)	Specific individual appraisal
COMMERCIAL PROPERTY	Individual triennial appraisal S1 in the intervening period	Individual annual appraisal	S1	Specific individual appraisal

* Outstanding principal on the loan at 31 December 2006.

Agglomeration	Apartment index	House index
Arles	1.0376	1.0375
Bergerac	1.0960	1.0684
Villefranche-sur-Saône	1.1266	1.1229
Brive-la-Gaillarde	1.1461	1.0561
Elbeuf	1.0642	1.1088
Belfort	1.0459	1.0611
Genève(CH)-Annemasse (French part)	1.1329	1.0047
Valence	1.1111	1.1072
Bayonne	1.0179	1.1384
Avignon	1.0595	1.1531
Béthune	1.0588	1.0467
Saint-Étienne	1.1379	1.1389
Metz	1.0804	1.0793
Douai-Lens	1.0528	1.0514
Toulon	1.0523	1.0732
Lyon	1.0947	1.0624
Marseilles-Aix-en-Provence	1.1294	1.1404
Bourg-en-Bresse	1.1354	1.1082
Saint-Quentin	1.0484	1.0310
Vichy	1.1385	1.1380
Montluçon	1.1290	1.1200
Menton-Monaco (French part)	1.0844	1.1200
Nice	1.0789	1.1215
Charleville-Mézières	1.0730	1.0640
Troyes	1.0611	1.0399
Salon-de-Provence	1.1181	1.0922
Caen	1.0625	1.0604
Angoulême	1.0807	1.0345
La Rochelle	1.1407	1.0629

Bourges	1.0503	1.0605
Dijon	1.0834	1.0774
Saint-Brieuc	1.0714	1.0548
Périgueux	1.1253	1.0834
Montbéliard	1.0514	1.0686
Besançon	1.0761	1.0659
Romans-sur-Isère	1.0870	1.0912
Évreux	1.1344	1.0382
Chartres	1.1579	1.1081
Quimper	1.0355	1.0462
Brest	1.1277	1.0703

Agglomeration	Apartment index	House index
Alès	1.0656	1.0857
Nîmes	1.0939	1.0878
Toulouse	1.0549	1.0092
Arcachon	1.1029	1.1038
Bordeaux	1.0954	1.0709
Sète	1.0885	1.0625
Béziers	1.0644	1.0434
Montpellier	1.0801	1.1200
Saint-Malo	1.0594	1.0513
Rennes	1.0740	1.0603
Châteauroux	1.0788	1.1069
Tours	1.0909	1.1421
Grenoble	1.1122	1.1667
Blois	1.0623	1.1141
Roanne	1.1321	1.1509
Saint-Chamond	1.1379	1.1389
Saint-Nazaire	1.0147	1.0000
Nantes	1.0698	1.0506
Montargis	1.1289	1.1122
Orléans	1.1200	1.0909
Agen	1.1114	1.0527
Cholet	1.0000	1.0000
Angers	1.0502	1.0400
Cherbourg	1.0507	1.0662
Châlons-en-Champagne	1.0493	1.0689
Reims	1.1011	1.1148
Laval	1.0625	1.0500
Nancy	1.1045	1.1154
Vannes	1.0417	1.0533
Lorient	1.0417	1.0429
Forbach (French part)	1.1045	1.1215

Thionville	1.1310	1.0881
Nevers	1.0523	1.0670
Armentières (French part)	1.0725	1.0746
Maubeuge (French part)	1.0351	1.0259
Dunkerque	1.0500	1.0564
Valenciennes (French part)	1.0470	1.0730
Lille (French part)	1.0505	1.0662
Beauvais	1.0505	1.0588
Compiègne	1.1310	1.1000
Creil	1.1324	1.0968
Saint-Omer	1.0606	1.0627
Arras	1.0500	1.0449

Agglomeration	Apartment index	House index
Boulogne-sur-Mer	1.0618	1.0764
Calais	1.0367	1.0595
Clermont-Ferrand	1.1500	1.1053
Pau	1.0879	1.0949
Tarbes	1.0770	1.0509
Perpignan	1.0641	1.0785
Haguenau	1.0683	1.0610
Strasbourg (French part)	1.0847	1.1095
Colmar	1.0708	1.0704
Mulhouse	1.1079	1.0710
Chalon-sur-Saône	1.0558	1.0455
Le Mans	1.0097	1.0103
Chambéry	0.9818	0.9697
Cluses	1.0000	0.9841
Thonon-les-Bains	0.9828	0.9583
Annecy	1.0000	1.0374
Le Havre	1.1588	1.0961
Rouen	1.1509	1.0802
Niort	1.0841	1.0454
Amiens	1.0366	1.0610
Castres	1.0164	1.0338
Albi	1.0177	1.0371
Montauban	1.0147	1.0225
Fréjus	1.0975	1.0718
Poitiers	1.0850	1.1078
Limoges	1.1582	1.1582
Épinal	1.0851	1.0620

Department or region	Apartment index	House index
PARIS	1.0520	1.0520
ALSACE	1.1143	1.1143
AQUITAINE	1.0714	1.0714
AUVERGNE	1.0435	1.0435
BASSE NORMANDIE	1.0571	1.0571
BOURGOGNE	1.1037	1.1037
BRETAGNE	1.0769	1.0769
CENTRE	1.0588	1.0588
CHAMPAGNE	1.0606	1.0606
FRANCHE COMTE	1.0800	1.0800
HAUTE NORMANDIE	1.0962	1.0962
ILE DE FRANCE	1.0650	1.0480
LANGUEDOC ROUSSILLON	1.1176	1.1176
LIMOUSIN	1.1000	1.1000
LORRAINE	1.0732	1.0732
MIDI PYRENEES	1.0370	1.0370
NORD	1.0550	1.0550
PACA	1.1000	1.1000
PAYS DE LOIRE	1.0357	1.0357
PICARDIE	1.0600	1.0600
POITOU CHARENTES	1.0800	1.0800
RHONE ALPES	1.0588	1.0588

RELATIONSHIP BETWEEN COMPAGNIE DE FINANCEMENT FONCIER AND CRÉDIT FONCIER DE FRANCE

New production by Crédit Foncier de France may be financed by Compagnie de Financement Foncier as long as it meets the eligibility criteria stipulated by law contained in the provisions of Articles L.515-13 to L.515-33 of the French *Code monétaire et financier*.

As stipulated by law, Compagnie de Financement Foncier draws on the technical and human resources of its parent company under agreements binding the two companies. These agreements, which are regulated as defined by Articles L.225-38 and L.225-86 of the French *Code de commerce*, cover all lending activities carried out by the Company.

The general principles applied in preparing these agreements are described below.

The texts as drafted take into account the special nature of the relationship between Crédit Foncier de France and its subsidiary Compagnie de Financement Foncier.

Ten agreements have been entered into by Crédit Foncier and Compagnie de Financement Foncier, namely:

- A master agreement, setting forth the general principles
- An agreement for loan assignments
- An agreement for loan servicing and recovery
- An agreement governing financial services
- An ALM agreement
- An administrative and accounting management agreement
- A service agreement concerning internal control and compliance
- An agreement related to the implementation of information technology tools
- An agreement concerning human resources
- An agreement concerning compensation for services

As a result, with the exception of Directors and Officers, Compagnie de Financement Foncier does not have any salaried employees.

Breakdown of assets acquired by Compagnie de Financement Foncier

The principal business of Crédit Foncier de France is to grant mortgage loans to individuals and real estate professionals, grant loans to local authorities, provide structured financing and to issue bonds to finance these loans.

From its creation in 1852 and until 1999, Crédit Foncier de France held the special status as a *société de crédit foncier*. It established itself as the leading lender to local authorities before the Second World War.

In the 1950s, Crédit Foncier de France was entrusted with a number of public service missions, the most important of which was its role as the principal entity responsible for distributing, financing and servicing loans subsidised by the French state (PAP, PLA, etc.). It became a key player in the market of specialised real estate financing.

The real estate crisis at the beginning of the 1990s, together with the government's elimination of subsidised loans, contributed to the erosion of the Crédit Foncier de France Group's financial position. So Caisse des Dépôts et Consignations, acting at the request and on behalf of the French state, initiated a takeover bid on 4 October 1996 and acquired a 90.6% stake in Crédit Foncier de France.

On 9 July 1999, Caisse Centrale des Caisses d'Épargne et de Prévoyance was designated to acquire the 90.6% shareholding in Crédit Foncier de France that was previously held by Caisse des Dépôts et Consignations on behalf of the French state.

The French Credit Institutions and Investment Companies Committee (CECEI) then authorised the repurchase of Crédit Foncier de France at its meeting on 7 July 1999. The transfer of Crédit Foncier de France to the private sector was subsequently authorised by Decree No. 99-674 of 2 August 1999.

The entry of Crédit Foncier de France into the Caisse d'Épargne Group, whose shareholders' equity at the time amounted to 56.9 billion francs (Euro 8.5 billion), allowed Crédit Foncier de France to regain its standing as a major provider of financing for real estate and local authorities.

Furthermore, pursuant to the law of 25 June 1999 relating to savings and financial security, Centre National des Caisses d'Épargne et de Prévoyance and Caisse Centrale des Caisses d'Épargne et de Prévoyance merged to create Caisse Nationale des Caisses d'Épargne (CNCE).

This law also created a new, special status for *sociétés de crédit foncier*. Compagnie de Financement Foncier was thus formed and approved as a *société de crédit foncier* by the CECEI. Crédit Foncier de France transferred all of its *obligations foncières* and the underlying assets which secured them to Compagnie de Financement Foncier pursuant to the provisions set forth in Article 110 of Law No. 99-532 of 25 June 1999. At the same time, Crédit Foncier de France lost its status as a *société de crédit foncier*.

It turned its focus to developing its business and acquired A3C at the end of 2003 in order to obtain an effective management structure in the areas of real estate leasing and savings.

2004 was marked by another important acquisition, that of Entenial.

In addition to the merger with Entenial, Crédit Foncier de France also acquired 66% of the share capital of Crédit Foncier Communal d'Alsace Lorraine-Banque (CFCAL-Banque) at the beginning of 2004. Crédit Foncier Communal d'Alsace Lorraine is a French *société anonyme* certified as a bank with shares traded on the Euronext Paris Premier Marché.

CFCAL-Banque also has a wholly-owned subsidiary with the status of a *société de crédit foncier* called "Crédit Foncier et Communal d'Alsace et de Lorraine - Société de Crédit Foncier" (CFCAL-SCF).

In July 2004, CNCE opted to receive its 2003 dividend from Crédit Foncier in the form of shares, thereby increasing its shareholding in the company to 95.44%. Subsequently, CNCE initiated a share buyout bid to acquire shares of Crédit Foncier de France followed by a final buyout at Euro 40 a share. When this was completed, CNCE held 100% of the equity and voting rights of Crédit Foncier. Following the buyout, Crédit Foncier's shares on the Euronext Premier Marché were delisted.

The merger between Crédit Foncier de France and Entenial was finalised in 2005.

Specialised subsidiary within a large Group

Crédit Foncier is positioned within the Caisse d'Épargne Group as a subsidiary specialised in real estate financing and services.

- Creation of the real estate leasing subsidiary of the Caisse d'Épargne Group: Crédit Foncier strengthened its real estate leasing activity by grouping together various specialty subsidiaries

(Foncier Bail and Investimur, Cicobail, Mur Écureuil and Cinergie). These companies merged under the aegis of Cicobail to form the real estate leasing division of the Caisse d'Épargne Group.

- Development of synergies among Group entities in their dealings with social and public authorities and an objective for the Group to become a leading European operator in its sectors.

International development

Drawing on its expertise in the area of distribution via secondary business providers and benefiting from the professionalism of Belgian brokers and intermediaries, Crédit Foncier opened a branch in Brussels in 2005 and a sales office in London in 2006.

In Portugal, Crédit Foncier also co-founded Banco Primus, a bank specialised in mortgage lending, drawing on the expertise of Groupe Crédit Foncier et Communal d'Alsace et de Lorraine-Banque (CFCAL-Banque and CFCAL SCF), itself specialised in debt consolidation.

Change in Corporate governance

A draft memorandum of the articles of association of Crédit Foncier de France was proposed at the *Comité central d'entreprise* dated 31 May 2007 in order to change its corporate structure as a *société anonyme* with Executive Board and Supervisory Board into a *société anonyme* with Board of Directors.

RECENT DEVELOPMENTS

Indebtedness

Compagnie de Financement Foncier has issued between 1 January 2007 and the 10 July 2007 debt securities for an amount of Euro 12,428,989,995.6 equivalent, measured in accordance with French GAAP.

Share capital

As at 5 June 2007 the Compagnie de Financement Foncier's subscribed capital amounted to Euro 154,000,000. It is divided into 9,625,000 fully paid-up shares with a par-value of Euro 16 each, of which 9,624,994 are held by Crédit Foncier de France.

Financial information as at 31 March 2007 and as at 31 March 2006

The following quarterly financial information are un-audited and have not been reviewed.

For the avoidance of doubt, the financial information as at 31 March 2007 and as at 31 March 2006 are reproduced in their entirety in the table below.

In thousands of euros

Assets	31 March 2007	31 March 2006
Cash due from central banks and post office accounts	25,110	403
Treasury notes and similar securities	-	-
Due from banks	6,691,519	6,417,983
Customers loans	26,886,377	22,875,864
Bonds and other fixed income securities	39,883,946	28,985,661
Shares and other variable income securities	-	-
Insurance Company short-term investment securities	-	-
Reinsurance company securities in technical provisions	-	-
Other long term securities	-	-
Equity in subsidiary companies	-	-
Leasing	-	-
Intangible fixed assets	12,507	19,673
Tangible fixed assets	-	-
Unpaid subscribed capital stock	-	-
Equity	-	-
Other insurance assets	-	-
Others assets	211,058	166,156
Prepayments deferred charges and accrued income	2,546,784	2,411,036
Total Assets	76,257,301	60,876,776

In thousands of euros

Liabilities and Equity	31 March 2007	31 March 2006
Cash due to central banks and post office accounts	–	–
Due to banks	1,689,774	1,414,574
Customer deposits	11,672	18,281
Debt securities	67,864,623	53,086,222
Technical provisions of insurance company	–	–
Other Insurance liabilities	–	–
Other liabilities	657,348	787,552
Accruals and deferred income	3,233,855	2,835,294
Provisions for liabilities and charges	9,355	10,313
Subordinated debt	2,270,999	2,266,941
Fund for general banking risks	20,000	20,000
Equity other than fund for general banking risks	519,794	437,599
Subscribed capital stock	132,000	110,000
Share premiums	209,742	144,223
Reserves	68,717	66,517
Revaluation variation	–	–
Regulated provisions and investment subsidies	–	–
Retained earnings	26,874	30,923
Net income for the year (provisional)	62,342	85,936
Total Liabilities and Equity	76,257,301	60,876,776

- Of which un-audited net income for the first quarterly borrowing 2007 of 20,819 Euro K
- Of which unaudited net income for the first quarterly borrowing 2006 of 11,216 Euro K

In thousands of euros

Off-Balance Sheet	31 March 2007	31 March 2006
Commitments given :		
<i>Financing commitments</i>	—	—
- Commitments in favour of banks	—	—
- Commitments in favour of customers	3,859,962	1,247,156
<i>Guarantee commitments</i>	—	—
- Commitments from banks	—	—
- Commitments from customers	—	—
<i>Securities commitments</i>	—	—
<i>Commitments given for Insurance activities</i>	—	—
Commitments received :		
<i>Financing commitments</i>		
- Commitments received from banks	670,280	1,303,249
<i>Guarantee commitments</i>		
- Commitments received from banks	5,491,581	4,351,775
- Commitments received from customers		
<i>Securities commitments</i>	—	1,128,258
- Other commitments received.....	350,000	—
<i>Commitments received from Insurance activities</i>	—	—

Locindus

In 2006, Crédit Foncier signed agreements to take a majority stake in Locindus, a leasing company. The supervisory board of Locindus indicated that it was in favour of the transaction. On 17 April 2007, at the end of its takeover bid, Crédit Foncier held 67.56% of Locindus' shares and voting rights.

The integration of Locindus by Crédit Foncier has created the second largest leasing concern in the French market.

Signature of a memorandum of understanding with Nexity

Press release from Caisse Nationale des Caisse d'Épargne dated 26 April 2007

“At a meeting convened on 25 April the Supervisory Board of the Caisse Nationale des Caisses d'Épargne (CNCE) examined progress achieved in the exclusive negotiations with Nexity. At the end of this negotiation period, the Board approved the Management Board's signature of a memorandum of

understanding that should lead to the creation, during the third quarter of this year, of a real estate division boasting front-ranking positions in its different markets.

In the light of the work submitted by the Management Board, the Supervisory Board emphasized the relevance of an industrial project capable of generating synergies in the different areas of business activity pursued by Groupe Caisse d'Épargne. It will allow the retail network to distribute properties marketed by Nexity, notably to a clientele of investors; it will enable the Group to capitalize on its relationships with local authorities by offering them more integrated solutions; and it will lead to growth in Groupe Caisse d'Épargne's market share related to the financing of real estate transactions arranged by Nexity and its franchised networks.

The details of the project subject to the memorandum of understanding signed by the two parties corresponds to plans already submitted to the Supervisory Board at a meeting convened on 4 April earlier this year, namely: the contribution to Nexity of 25% of Crédit Foncier along with a percentage of the CNCE's interest in the real estate company Eurosic, and 100% of GCE Immobilier (excluding SEM). In exchange, the CNCE will obtain a stake in Nexity's capital in excess of 38%, putting it in the position of controlling shareholder.

The Supervisory Board of the CNCE reiterated its support for the Management Board, urging it to finalize this initiative that will allow Groupe Caisse d'Épargne to create, in line with its strategic objectives, a powerful and highly efficient real estate division.'

A decision of the *Autorité des marchés financiers* (AMF) dated 16 May 2007 granted the CNCE with a waiver of the obligation to launch a takeover on 100% of Nexity's share capital.

When this project is completed, Crédit Foncier de France and Compagnie de Financement Foncier would remain subsidiaries of the Caisse d'Épargne Group.

Unanimous approval and signature of contribution agreement between the CNCE and Nexity

Press release from Caisse Nationale des Caisses d'Épargne dated 7 June 2007.

The Contribution agreement was unanimously approved by Nexity's Board of Directors on 4 June and by the Management Board of the Caisse Nationale des Caisses d'Épargne (CNCE) on 7 June, following approval by the Supervisory Board at its meeting on 24 April.

Alain Dinin, Chairman and Chief Executive Officer of Nexity, and Hervé Denize, Deputy Chief Executive Officer, on the one hand, and Charles Milhaud, Chairman of the Management Board of CNCE, and Nicolas Mérindol, Chief Executive Officer, on the other, acting on behalf of their respective bodies, signed the contribution agreement on 7 June 2007.

An information memorandum filed with the AMF will be communicated to the shareholders with a view to obtaining final approval of the contribution agreement by an Extraordinary General Meeting of Shareholders to be convened on 16 July (with a second meeting to be convened on 23 July if the quorum is not met).

This information memorandum has been registered with the AMF on 28 June 2007 under n° E.07-0122 and is available for viewing on the website of the AMF (www.amf-france.org).

TAXATION

EU DIRECTIVE ON THE TAXATION OF SAVINGS INCOME

The following is a summary limited to certain tax considerations applicable under the laws of the European Union relating to the Notes that may be issued under the Programme. Each prospective holder or beneficial owner of Notes should consult its tax advisor as to the tax consequences of any investment in or ownership and disposition of the Notes.

On 3 June 2003, the European Council of Economic and Finance Ministers adopted the Directive 2003/48/EC on the taxation of savings income (the “**Directive**”). Pursuant to the Directive and subject to a number of conditions being met, Member States are required, since 1 July 2005, to provide to the tax authorities of another Member State, *inter alia*, details of payments of interest within the meaning of the Directive (interests, products, premiums or other debt income) made by a paying agent located within its jurisdiction to, or for the benefit of, an individual resident in that other Member State (the “**Disclosure of Information Method**”).

For these purposes, the term “paying agent” is defined widely and includes in particular any economic operator who is responsible for making interest payments, within the meaning of the Directive, for the immediate benefit of individuals.

However, throughout a transitional period, certain Member States (the Grand-Duchy of Luxembourg, Belgium and Austria), instead of using the Disclosure of Information Method used by other Member States, unless the relevant beneficial owner of such payment elects for the Disclosure of Information Method, withhold an amount on interest payments. The rate of such withholding tax equals 15 per cent. during the first three years, 20 per cent. during the subsequent three years and 35 per cent. until the end of the transitional period.

Such transitional period will end at the end of the first full fiscal year following the later of (i) the date of entry into force of an agreement between the European Community, following a unanimous decision of the European Council, and the last of Switzerland, Liechtenstein, San Marino, Monaco and Andorra, providing for the exchange of information upon request as defined in the OECD Model Agreement on Exchange of Information on Tax Matters released on 18 April 2002 (the “**OECD Model Agreement**”) with respect to interest payments within the meaning of the Directive, in addition to the simultaneous application by those same countries of a withholding tax on such payments at the rate applicable for the corresponding periods mentioned above and (ii) the date on which the European Council unanimously agrees that the United States of America is committed to exchange of information upon request as defined in the OECD Model Agreement with respect to interest payments within the meaning of the Directive.

A number of non-EU countries and dependent or associated territories have agreed to adopt similar measures (transitional withholding or exchange of information) with effect since 1 July 2005.

LUXEMBOURG - TAXATION

The following is a summary limited to certain tax considerations in Luxembourg relating to the Notes that may be issued under the Programme and specifically contains information on taxes on the income from the securities withheld at source. Each prospective holder or beneficial owner of Notes should consult its tax advisor as to the tax consequences of any investment in or ownership and disposition of the Notes.

Withholding tax

Under Luxembourg tax law currently in effect and with the possible exception of interest paid to individual Noteholders, there is no Luxembourg withholding tax on payments of interest (including accrued but unpaid interest). There is also no Luxembourg withholding tax, with the possible exception of payments made to

individual Noteholders, upon repayment of principal in case of reimbursement, redemption, repurchase or exchange of the Notes.

Luxembourg non-resident individuals

Under the Luxembourg laws dated 21 June 2005 implementing the European Council Directive 2003/48/EC on the taxation of savings income (the “**Savings Directive**”) and several agreements concluded between Luxembourg and certain dependent territories of the European Union, a Luxembourg based paying agent (within the meaning of the Savings Directive) is required since 1 July 2005 to withhold tax on interest and other similar income paid by it to (or under certain circumstances, to the benefit of) an individual resident in another Member State, unless the beneficiary of the interest payments elects for an exchange of information. The same regime applies to payments to individuals resident in certain EU dependent territories.

The withholding tax rate is initially 15 per cent., increasing steadily to 20 per cent. and to 35 per cent. The withholding tax system will only apply during a transitional period, the ending of which depends on the conclusion of certain agreements relating to information exchange with certain third countries.

Luxembourg resident individuals

A 10 per cent. withholding tax has been introduced, as from 1 January 2006, on interest payments made by Luxembourg paying agents (defined in the same way as in the Savings Directive) to Luxembourg individual residents. Only interest accrued after 1 July 2005 falls within the scope of the withholding tax. This withholding tax represents the final tax liability for the Luxembourg individual resident taxpayers.

FRANCE – TAXATION

The following is a summary limited to certain tax considerations in France relating to the Notes that may be issued under the Programme. Each prospective holder or beneficial owner of Notes should consult its tax advisor as to the tax consequences of any investment in or ownership and disposition of the Notes.

The Directive was implemented into French law under Article 242 *ter* of the French *Code général des impôts*, which imposes on paying agents based in France an obligation to report to the French tax authorities certain information with respect to interest payments made to beneficial owners domiciled in another Member State, including, among other things, the identity and address of the beneficial owner and a detailed list of the different categories of interest paid to that beneficial owner.

Payments of interest and other revenues in respect of the Notes which constitute *obligations* under French law and are issued or deemed to be issued outside the Republic of France benefit from the exemption from deduction of the withholding tax set out under Article 125 A III of the French *Code général des impôts*, as provided by Article 131 *quater* of the French *Code général des impôts*. Accordingly, such payments do not give the right to any tax credit from any French source.

Notes constituting *obligations* under French law will be issued (or deemed to be issued) outside France in the case of syndicated or non-syndicated issues of Notes, if such Notes are denominated in Euro, (ii) in the case of syndicated issues of Notes denominated in currencies other than Euro, if, *inter alia*, the Issuer and the relevant Dealers agree not to offer the Notes to the public in the Republic of France in connection with their initial distribution and such Notes are offered in the Republic of France through an international syndicate only to “qualified investors” (*investisseurs qualifiés*) as described in Article L.411-2 of the French *Code monétaire et financier* or (iii) in the case of issues of Notes denominated in currencies other than Euro that are not offered through an international syndicate, if each of the subscribers of the Notes is domiciled or resident for tax purposes outside the Republic of France and does not act through a permanent establishment or fixed base therein, in each case as more fully set out in the Circular 5 I-11-98 of the *Direction Générale des Impôts* dated 30 September 1998.

If so provided in the relevant Final Terms, Notes constituting *obligations* under French law denominated in currencies other than Euro may be issued on a non-syndicated basis and placed with subscribers not all of whom are resident outside the Republic of France. In such cases, the Notes will not benefit from the exemption from deduction of tax at source provided by Article 131 *quater* of the French *Code général des impôts* and interest payments under such Notes made to a non-French resident will be exempt from withholding or deduction of tax at source only if the beneficiary of the payment provides certification that he is not resident in the Republic of France, all in accordance with the provisions of Article 125 A III of the French *Code général des impôts*, as more fully described in Condition 8.

See “Terms and Conditions of the Notes – Taxation”.

SUBSCRIPTION AND SALE

Subject to the terms and the conditions contained in an amended and restated dealer agreement dated 16 July 2007 (the “**Amended and Restated Dealer Agreement**”) between the Issuer, the Permanent Dealers and the Arranger, the Notes will be offered on a continuous basis by the Issuer to the Permanent Dealers. However, the Issuer has reserved the right to sell Notes directly on its own behalf to Dealers that are not Permanent Dealers. The Notes may be sold by the Issuer through the Dealers, acting as agents of the Issuer. The Amended and Restated Dealer Agreement also provides for Notes to be issued in syndicated Tranches that are jointly and severally underwritten by two or more Dealers.

The Issuer will pay each relevant Dealer a commission as agreed between them in respect of Notes subscribed by it. The Issuer has agreed to reimburse the Arranger for its expenses incurred in connection with the update of the Programme and the Dealers for certain of their activities in connection with the Programme. The commissions in respect of an issue of Notes having a Specified Denomination of less than Euro 50,000 will be stated in the relevant Final Terms.

The Issuer has agreed to indemnify the Dealers against certain liabilities in connection with the offer and sale of the Notes. The Amended and Restated Dealer Agreement entitles the Dealers to terminate any agreement that they make to subscribe Notes in certain circumstances prior to payment for such Notes being made to the Issuer.

Selling Restrictions

Public Offer Selling Restriction under the Prospectus Directive

In relation to each Member State of the European Economic Area which has implemented the Directive 2003/71/EC (the “**Prospectus Directive**”) (each, a “**Relevant Member State**”), each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that with effect from and including the date on which the Prospectus Directive is implemented in that Relevant Member State (the “**Relevant Implementation Date**”), it has not made and will not make an offer of Notes which are the subject of the offering contemplated by this Base Prospectus as completed by the final terms in relation thereto to the public in that Relevant Member State except that it may, with effect from and including the Relevant Implementation Date, make an offer of such Notes to the public in that Relevant Member State:

- (i) if the final terms in relation to the Notes specify that an offer of those Notes may be made other than pursuant to Article 3(2) of the Prospectus Directive in that Relevant Member State (a “**Non-exempt Offer**”), following the date of publication of a prospectus in relation to those Notes which has been approved by the competent authority in that Relevant Member State or, where appropriate, approved in another Relevant Member State and notified to the competent authority in that Relevant Member State, provided that any such prospectus has subsequently been completed by the final terms contemplating such Non-exempt Offer, in accordance with the Prospectus Directive, in the period beginning and ending on the dates specified in such prospectus or final terms, as applicable;
- (ii) at any time to legal entities which are authorised or regulated to operate in the financial markets or, if not so authorised or regulated, whose corporate purpose is solely to invest in securities; or
- (iii) at any time to any legal entity which has two or more of (1) an average of at least 250 employees during the last financial year; (2) a total balance sheet of more than Euro 43,000,000 and (3) an annual turnover of more than Euro 50,000,000, as shown in its last annual or consolidated accounts; or
- (iv) at any time in any other circumstances which do not require the publication by the Issuer of a prospectus pursuant to Article 3 of the Prospectus Directive,

provided that no such offer of Notes referred to in (ii) to (iv) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive.

For the purposes of this provision, the expression an “offer of Notes to the public” in relation to any Notes in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe the Notes, as the same may be varied in that Member State by any measure implementing the Prospectus Directive in that Member State and the expression Prospectus Directive means Directive 2003/71/EC and includes any relevant implementing measure in each Relevant Member State.

France

a) Notes denominated in Euro:

In respect of Notes constituting *obligations* denominated in Euro whether issued on a syndicated or non-syndicated basis, each of the Dealers and the Issuer has represented and agreed that, in connection with their initial distribution, it has not offered or sold and will not offer or sell, directly or indirectly, any Notes to the public in France and it has not distributed or caused to be distributed and will not distribute or cause to be distributed to the public in France, the Base Prospectus, the relevant Final Terms or any other offering material relating to the Notes and such offers, sales and distributions have been and will be made in France only to qualified investors (*investisseurs qualifiés*) as defined in, and in accordance with, Articles L.411-1, L.411-2, D.411-1 to D.411-3 of the French *Code monétaire et financier*.

b) Syndicated issues of Notes denominated in currencies other than Euro:

In respect of Notes constituting *obligations* denominated in currencies other than Euro issued on a syndicated basis, each of the Dealers and the Issuer has represented and agreed that, in connection with their initial distribution, it has not offered or sold and will not offer or sell, directly or indirectly, any Notes to the public in France, and has not distributed or caused to be distributed and will not distribute or cause to be distributed to the public in France, the Base Prospectus, the relevant Final Terms or any other offering material relating to the Notes, and that such offers, sales and distributions have been and will only be made in France through an international syndicate to qualified investors (*investisseurs qualifiés*), as defined in, and in accordance with, Articles L.411-1, L.411-2, D.411-1 to D.411-3 of the French *Code monétaire et financier*.

c) Non-syndicated issues of Notes denominated in currencies other than Euro:

In respect of Notes constituting *obligations* denominated in currencies other than euro issued on a non-syndicated basis, each of the Dealers and the Issuer has represented and agreed that in connection with their initial distribution, it has not offered or sold and will not offer or sell, directly or indirectly, Notes in France, and has not distributed or caused to be distributed and will not distribute or cause to be distributed in France, the Base Prospectus, the relevant Final Terms or any other offering material relating to the Notes, and each subscriber of the Notes will be domiciled or resident for tax purposes outside France.

If necessary these selling restrictions will be supplemented in the relevant Final Terms.

The Notes shall not be offered to the public in France.

United States

The Notes have not been and will not be registered under the U.S. Securities Act and include Materialised Notes having a maturity of more than one year that are subject to U.S tax law requirements. Subject to certain exceptions, Notes may not be offered, sold or, in the case of Materialised Notes, delivered within the United States or to U.S. persons. Each Dealer has agreed that it will not offer, sell or deliver the Notes except as permitted by the Amended and Restated Dealer Agreement.

In addition, until 40 days after the commencement of the offering, an offer or sale of any identifiable Tranche of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act.

United Kingdom

Each Dealer has represented, warranted and agreed and each further Dealer appointed under the Programme will be required to represent, warrant and agree that:

- (i) in relation to any Notes which have a maturity of less than one year from the date of their issue, (a) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (b) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Notes would otherwise constitute a contravention of section 19 of the Financial Services and Markets Act 2000 (the “FSMA”) by the Issuer;
- (ii) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which section 21(1) of the FSMA does not apply to the Issuer; and
- (iii) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to such Notes in, from or otherwise involving the United Kingdom.

Japan

The Notes have not been and will not be registered under the Securities and Exchange Law of Japan (the “**Securities and Exchange Law**”). Accordingly, each of the Dealers has represented and agreed that it has not, directly or indirectly, offered or sold and will not, directly or indirectly, offer or sell any Notes in Japan or to a resident of Japan except pursuant to an exemption from the registration requirements of, and otherwise in compliance with the Securities and Exchange Law and other relevant laws and regulations of Japan. As used in this paragraph, “resident of Japan” means any person resident in Japan, including any corporation or other entity organised under the laws of Japan.

General

These selling restrictions may be modified by the agreement of the Issuer and the Dealers following a change in a relevant law, regulation or directive. Any such modification will be set out in the Final Terms issued in respect of the issue of Notes to which it relates or in a Supplement to the Prospectus.

Unless otherwise specified in the Final Terms, no action has been taken in any jurisdiction that would permit an offer to the public of any of the Notes, or possession or distribution of the Base Prospectus or any other offering material or any Final Terms, in any country or jurisdiction where action for that purpose is required.

Each Dealer has agreed that it will, to the best of its knowledge, comply with all relevant laws, regulations and directives in each jurisdiction in which it purchases, offers, sells or delivers Notes or has in its possession or distributes the Base Prospectus, any other offering material or any Final Terms and neither the Issuer nor any other Dealer shall have responsibility therefore.

Each of the Dealers and the Issuer has represented and agreed that Materialised Notes may only be issued outside France.

FORM OF FINAL TERMS 1
FORM OF FINAL TERMS FOR USE IN CONNECTION WITH ISSUES OF
NOTES WITH A DENOMINATION OF LESS THAN EURO 50,000 TO BE
LISTED
AND ADMITTED TO TRADING ON A REGULATED MARKET
OR REGULATED MARKETS AND/OR OFFERED TO THE PUBLIC IN THE
EUROPEAN ECONOMIC AREA

Final Terms dated [●]

[LOGO, if document is printed]

COMPAGNIE DE FINANCEMENT FONCIER

Euro 75,000,000,000

Euro Medium Term Note Programme

for the issue of *Obligations Foncières*

Due from one month from the date of original issue

SERIES NO: [●]

TRANCHE NO: [●]

[Brief Description and Amount of *Obligations Foncières*]

Issued by: COMPAGNIE DE FINANCEMENT FONCIER (the “Issuer”)

Issue Price: [●] per cent.

[Name(s) of Dealer(s)]

[The Base Prospectus referred to below (as completed by these Final Terms) has been prepared on the basis that, except as provided in sub-paragraph (ii) below, any offer of Notes in any Member State of the European Economic Area which has implemented the Prospectus Directive (2003/71/EC) (each, a “**Relevant Member State**”) will be made pursuant to an exemption under the Prospectus Directive, as implemented in that Relevant Member State, from the requirement to publish a prospectus for offers of the Notes. Accordingly any person making or intending to make an offer of the Notes may only do so in:

(i) in circumstances in which no obligation arises for the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive, in each case, in relation to such offer; or

(ii) in those Public Offer Jurisdictions mentioned in Paragraph 37 of Part A below, provided such person is one of the persons mentioned in Paragraph 37 of Part A below and that such offer is made during the Offer Period specified for such purpose therein.

Neither the Issuer nor any Dealer has authorised, nor do they authorise, the making of any offer of Notes in any other circumstances] [*Include this legend where a non-exempt offer of Notes is anticipated*].

[The Base Prospectus referred to below (as completed by these Final Terms) has been prepared on the basis that any offer of Notes in any Member State of the European Economic Area which has implemented the Prospectus Directive (2003/71/EC) (each, a “**Relevant Member State**”) will be made pursuant to an exemption under the Prospectus Directive, as implemented in that Relevant Member State, from the requirement to publish a prospectus for offers of the Notes. Accordingly any person making or intending to make an offer in that Relevant Member State of the Notes may only do so in circumstances in which no obligation arises for the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive, in each case, in relation to such offer. Neither the Issuer nor any Dealer has authorised, nor do they authorise, the making of any offer of Notes in any other circumstances] [*Include this legend where an exempt offer of Notes is anticipated*].

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 16 July 2007 which received visa n°[•] from the *Autorité des marchés financiers* (the “**AMF**”) on [•] [and the supplement to the Base Prospectus dated [•] which received visa n°[•] from the AMF on [•]] which [together] constitute[s] a base prospectus for the purposes of the Prospectus Directive (Directive 2003/71/EC) (the “**Prospectus Directive**”).

This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Base Prospectus [as so supplemented]. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus [and the supplement to the Base Prospectus] [is] [are] available for viewing on the website of the *Autorité des marchés financiers*, and copies may be obtained from Compagnie de Financement Foncier, 4, Quai de Bercy, 94224 Charenton Cedex, France.

The following alternative language applies if the first tranche of an issue which is being increased was issued under a [Prospectus and/or an Offering Circular] with an earlier date.

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the “**Conditions**”) set forth in the [Prospectus/Offering Circular] dated [original date] [approved by the Luxembourg Stock Exchange/Commission de Surveillance du Secteur Financier in Luxembourg] / [which received visa n°[•] from the *Autorité des marchés financiers* (“**AMF**”) on [•]] [and the supplement to the Base Prospectus] [approved by the Luxembourg Stock Exchange/Commission de Surveillance du Secteur Financier in Luxembourg] / [which received visa n°[•] from the *Autorité des marchés financiers* (“**AMF**”) on [•]] dated [•]]. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive (Directive 2003/71/EC) (the “**Prospectus Directive**”) and must be read in conjunction with the Base Prospectus dated [current date] which received visa n°[•] from the AMF on [•] [and the supplement to the Base Prospectus dated [•] which received visa n°[•] from the AMF on [•]], which [together] constitute[s] a base prospectus for the purposes of the Prospectus Directive, save in respect of the Conditions which are extracted from the [Prospectus/Offering Circular] dated [original date] [and the supplement to the Base Prospectus] dated [•] and are attached hereto. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the [Prospectus/Offering Circular] dated [original date] and the Base Prospectus dated [current date] which received visa n°[•] from the AMF on [•] [and the supplement to the Base Prospectus dated [•] which received visa n°[•] from the AMF on [•]]. The Base Prospectus/Offering Circular [and the supplement to the Base Prospectus] are available for viewing at the office of the Fiscal Agent

or each of the Paying Agents and, if relevant, on the website of the *Autorité des marchés financiers*, and copies may be obtained from [Compagnie de Financement Foncier 4, Quai de Bercy, 94224 Charenton Cedex, France].

[Include whichever of the following apply or specify as "Not Applicable" (N/A). Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs or sub-paragraphs. Italics denote directions for completing the Final Terms.]

[When adding any other final terms or information in these Final Terms consideration should be given as to whether such terms or information constitute a "significant new factor" and consequently triggers the need for a supplement to the Base Prospectus under Article 16 of the Prospectus Directive.]

1	Issuer:	Compagnie de Financement Foncier
2	(i) Series Number:	[•]
	(ii) [Tranche Number:	[•]
	<i>(If fungible with an existing Series, details of that Series, including the date on which the Notes become fungible.)</i>	
3	Specified Currency or Currencies:	[•]
4	Aggregate Nominal Amount:	
	(i) Series:	[•]
	(ii) [Tranche:	[•]]
5	Issue Price:	[•] per cent. of the Aggregate Nominal Amount [plus accrued interest from [insert date],(if applicable)]
6	Specified Denominations:	[•] <i>(one denomination only for Dematerialised Notes)</i> ¹
7	(i) Issue Date:	[•]
	(ii) Interest Commencement Date:	[Specify/Issue Date/Not Applicable]
8	Maturity Date:	<i>[specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year]</i>
9	Interest Basis:	[[•] per cent. Fixed Rate] [[specify reference rate] +/- [•] per cent. Floating Rate] [Zero Coupon] [Index Linked Interest] [Other (specify)] <i>[(further particulars specified below)]</i>
10	Redemption/Payment Basis ² :	[Redemption at par] [Index Linked Redemption]

¹ Notes (including Notes denominated in Sterling) in respect of which the issue proceeds are to be accepted by the Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the FSMA and having a maturity of less than one year must have a minimum denomination of Sterling 100,000 (or its equivalent in other currencies).

² If the Final Redemption Amount is less than 100% of the nominal value the Notes will constitute derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

- [Dual Currency]
 [Partly Paid]
 [Instalment]
 [Other (*specify*)]
- 11 Change of Interest or Redemption/Payment Basis: [Specify details of any provision for convertibility of Notes into another interest or redemption/payment basis]
- 12 Call Options: [Issuer Call]
 [(further particulars specified below)]
- 13 (i) Status of the Notes: [Obligations Foncières]
- (ii) Dates of the corporate authorisations for issuance of Notes obtained: Decision of the *Conseil d'administration* of Compagnie de Financement Foncier dated [•] authorising the issue of the Notes and authorising, *inter alios*, its *directeur général* and its *directeur général délégué* to sign and execute all documents in relation to the issue of Notes, and decision of the *Conseil d'administration* of the Issuer dated [•] authorising the quarterly programme of borrowings which benefit from the *privilège* referred to in Article L.515-19 of the *Code monétaire et financier* up to and including Euro [•] billion for the [•] quarter of 200[•].
- 14 Method of distribution: [Syndicated/Non-syndicated]

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- 15 **Fixed Rate Note Provisions** [Applicable/Not Applicable] (*If not applicable, delete the remaining sub-paragraphs of this paragraph*)
- (i) Rate [(s)] of Interest: [•] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrear]
- (ii) Interest Payment Date(s): [•] in each year [adjusted in accordance with [specify Business Day Convention and any applicable Business Centre(s) for the definition of "Business Day"]/not adjusted] (*Note that this item relates to interest period end dates and not to the date and place of payment, to which item 25 relates*)
- (iii) Fixed Coupon Amount [(s)]: [•] per [•] in nominal amount
- (iv) Broken Amount(s): [*Insert particulars of any initial or final broken interest amounts which do not correspond with the Fixed Coupon Amount [(s)] and the Interest Payment Date(s) to which they relate*]

(v)	Day Count Fraction (Condition 5(a)):	[30/360/Actual/Actual[ICMA]/FBF/ISDA/Other] [Adjusted/Unadjusted]
(vi)	Determination Date(s) (Condition 5(a)):	[•] in each year (<i>insert regular Interest Payment Dates, ignoring Issue Date or Maturity Date in the case of a long or short first or last Coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA¹)</i>)
(vii)	Other terms relating to the method of calculating interest for Fixed Rate Notes:	[Not Applicable/give details]
16	Floating Rate Provisions	[Applicable/Not Applicable] (<i>If not applicable, delete the remaining subparagraphs of this paragraph</i>)
(i)	Interest Period(s):	[•]
(ii)	Specified Interest Payment Dates:	[•]
(iii)	First Interest Payment Date:	[•]
(iv)	Business Day Convention:	[Following Business Day Convention/ Following Business Day Except the Following Month Convention/Preceding Business Day Convention/other (<i>give details</i>)]. (<i>Note that this item relates to interest period end dates and not to the date and place of payment, to which item 25 relates</i>)
(v)	Interest Period Date:	[•] (<i>not applicable unless different from Interest Payment Date</i>)
(vi)	Business Centre(s) (Condition 5(a)):	[•]
(vii)	Manner in which the Rate(s) of Interest is/are to be determined:	[Screen Rate Determination/FBF Determination/ISDA Determination/other (<i>give details</i>)]
(viii)	Party responsible for calculating the Rate(s) of Interest and Interest Amount(s) (if not the Calculation Agent):	[•]
(ix)	Screen Rate Determination (Condition 5(c)(iii)(C)):	[•]
•	Reference Rate:	[•]
•	Interest Determination Date:	[•] [TARGET] Business Days in [specify city] for [specify currency] prior to [the first day in each Interest Accrual Period/each Interest Payment Date][, subject to adjustment in accordance with [Following Business Day Convention/ Following Business Day Except the Following Month Convention/Preceding Business Day Convention/other (<i>give</i>

		<i>details)].]</i>
	• Relevant Screen Page:	[•]
(x)	FBF Determination (Condition 5(c)(iii)(A)):	
	• Floating Rate:	[•]
	• Floating Rate Determination Date (<i>Date de Détermination du Taux Variable</i>):	[•]
	• FBF Definitions: (if different from those set out in the Conditions):	[•]
(xi)	ISDA Determination (Condition 5(c)(iii)(B)):	
	• Floating Rate Option:	[•]
	• Designated Maturity:	[•]
	• Reset Date:	[•]
	• ISDA Definitions: (if different from those set out in the Conditions)	[•]
(xii)	Margin(s):	[+/-] [•] per cent. per annum
(xiii)	Minimum Rate of Interest:	[Not Applicable] / [•] per cent. per annum
(xiv)	Maximum Rate of Interest:	[Not Applicable] / [•] per cent. per annum
(xv)	Day Count Fraction (Condition 5(a)):	[•]
(xvi)	Fall back provisions, rounding provisions, denominator and any other terms relating to the method of calculating interest on Floating Rate Notes, if different from those set out in the Conditions:	[•]
17	Zero Coupon Note Provisions	[Applicable/Not Applicable] (<i>If not applicable, delete the remaining subparagraphs of this paragraph</i>)
	(i) Amortisation Yield (Condition 6(d)):	[•] per cent. per annum
	(ii) Day Count Fraction (Condition 5(a)):	[•]
	(iii) Any other formula/basis of determining amount payable:	[•]
18	Index Linked Interest Note/other variable-linked interest Note Provisions	[Applicable/Not Applicable] (<i>If Not Applicable, delete the remaining subparagraphs of this paragraph</i>)
	(i) Index/Formula/other variable:	[Give or annex details]
	(ii) Calculation Agent responsible for calculating the interest due:	[•]
	(iii) Provisions for determining Coupon where calculated by reference to Index and/or Formula and/or other variable:	[•]

- (iv) Interest Period(s): [•][•] subject to adjustment in accordance with [Following Business Day Convention/ Following Business Day Except the Following Month Convention/Preceding Business Day Convention/other (give details)]
- (v) Provisions for determining Coupon where calculation by reference to Index and/or Formula an/ or other variable is impossible or impracticable or other wise disrupted: [•]
- (vi) Interest Determination Date(s): [•]
- (vii) Specified Interest Payment Dates: [•]
- (viii) Business Day Convention: [Following Business Day Convention/ Following Business Day Except the Following Month Convention/Preceding Business Day Convention/other (give details)]. (Note that this item relates to interest period end dates and not to the place of payment, to which item 25 relates)
- (ix) Business Centre(s) (Condition 5(a)): [•]
- (x) Minimum Rate of Interest: [Not Applicable]/[•] per cent. per annum
- (xi) Maximum Rate of Interest: [Not Applicable]/[•] per cent. per annum
- (xii) Day Count Fraction (Condition 5(a)): [•]

19 Dual Currency Note Provisions¹

[Applicable/Not Applicable] (If Not Applicable, delete the remaining sub-paragraphs of this paragraph)

- (i) Rate of Exchange/Method of calculating Rate of Exchange: [Give details]
- (ii) Calculation Agent, if any, responsible for calculating the principal and/or interest due: [•]
- (iii) Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable: [•]
- (iv) Person at whose option Specified Currency(-ies) is/are payable: [•]

PROVISIONS RELATING TO REDEMPTION

20 Call Option

[Applicable/Not Applicable] (If not applicable, delete the remaining sub-

¹ If the Final Redemption Amount is less than 100% of the nominal value the Notes will constitute derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

		<i>paragraphs of this paragraph)</i>
	(i) Optional Redemption Date(s):	[•]
	(ii) Optional Redemption Amount(s) of each Note and method, if any, of calculation of such amount(s):	[•] per Note [of [•] Specified Denomination]
	(iii) If redeemable in part:	[•]
	(a) Minimum Redemption Amount to be redeemed:	[•]
	(b) Maximum Redemption Amount to be redeemed:	[•]
	(iv) Notice period:	[•]
21	Other Option	[[•]/Not Applicable] (<i>If applicable, specify details</i>)
22	Final Redemption Amount of each Note¹	[[•] per Note of [[•] Specified Denomination/Aggregate Nominal Amount/Other/See Appendix]
	In cases where the Final Redemption Amount is Index-Linked or other variable-linked:	
	(i) Index/Formula/variable:	[<i>give or annex details</i>]
	(ii) Calculation Agent responsible for calculating the Final Redemption Amount:	[•]
	(iii) Provisions for determining Final Redemption Amount where calculated by reference to Index and/or Formula and/or other variable:	[•]
	(iv) Determination Date(s):	[•]
	(v) Provisions for determining Final Redemption Amount where calculation by reference to Index and/or Formula and/or other variable is impossible or impracticable or otherwise disrupted:	[•]
	(vi) Payment Date:	[•]
	(vii) Minimum Final Redemption Amount :	[•]
	(viii) Maximum Final Redemption Amount :	[•]
23	Early Redemption Amount	
	Early Redemption Amount(s) of each Note payable on redemption for taxation reasons or on any early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions):	[Not Applicable/[•]]

¹ If the Final Redemption Amount is less than 100% of the nominal value the Notes will constitute derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24	Form of Notes:	[Dematerialised Notes/ Materialised Notes] (Materialised Notes are only in bearer form) [Delete as appropriate]
	(i) Form of Dematerialised Notes:	[Not Applicable/specify whether Bearer dematerialised form (<i>au porteur</i>) / Administered Registered dematerialised form (<i>au nominatif administré</i>) / Fully Registered dematerialised form (<i>au nominatif pur</i>)]
	(ii) Registration Agent:	[Not Applicable/Applicable] <i>if applicable give name and details</i> (note that a registration agent must be appointed in relation to Fully Registered Dematerialised Notes only)
	(iii) Temporary Global Certificate:	[Not Applicable/Temporary Global Certificate exchangeable for Definitive Materialised Notes on [•] (the “ Exchange Date ”), being 40 days after the Issue Date subject to postponement as specified in the Temporary Global Certificate]
	(iv) Applicable TEFRA exemption:	[C Rules/D Rules/Not Applicable] (<i>Only applicable to Materialised Notes</i>)
25	Financial Centre(s) (Condition 7(h)) or other special provisions relating to Payment Dates:	[Not Applicable/Give details]. (<i>Note that this item relates to the date and place of payment, and not interest period end dates, to which items 15(ii), 16(iii) and 18(viii) relate</i>)
	Adjusted Payment Date (Condition 7(h)):	[The next following business day unless it would thereby fall into the next calendar month, in which such event such date shall be brought forward to the immediately preceding business day.] [The immediately preceding business day]/[Other [*]]
26	Talons for future Coupons or Receipts to be attached to Definitive Materialised Notes (and dates on which such Talons mature):	[Yes/No/Not Applicable. <i>If yes, give details</i>] (Only applicable to Materialised Notes)
27	Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made [and consequences (if any) of failure to pay]:	[Not Applicable/give details]
28	Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made:	[Not Applicable/give details]
29	Redenomination, renominatisation and reconventioning provisions:	[Not Applicable/The provisions [in Condition 1(d)] [annexed to this Final Terms] apply]

* In the market practice, if any date for payment in respect of Fixed Rate Notes, Receipt or Coupon is not a business day, the holder shall not be entitled to payment until the next following business day (as defined in Condition 7(h)).

- 30 Consolidation provisions: [Not Applicable/The provisions [in Condition 13(b)] [annexed to this Final Terms] apply]
- 31 Representation of holders of Notes ¹ *Masse* (Condition 10) [Applicable/Not Applicable/Condition 10 replaced by the full provisions of French *Code de commerce* relating to the *Masse*] *(Note that: (i) in respect of any Tranche of Notes issued outside France, Condition 10 may be waived, amended or supplemented, and (ii) in respect of any Tranche of Notes issued inside France, Condition 10 must be waived in its entirety and replaced by the provisions of French Code de commerce relating to the Masse. If Condition 10 (as it may be amended or supplemented) applies or if the full provisions of French Code de commerce apply, insert details of Representative and Alternative Representative and remuneration, if any).*
- 32 Other final terms: [Not Applicable/give details] *(When adding any other final terms consideration should be given as to whether such terms constitute a "significant new factors" and consequently trigger the need for a supplement to the Base Prospectus under Article 16 of the Prospectus Directive.)*

DISTRIBUTION

- 33 (i) If syndicated, names and addresses of Managers and underwriting commitments: [Not Applicable/give names, addresses and underwriting commitments] *(Include names and addresses of entities agreeing to underwrite the issue on a firm commitment basis and names and addresses of the entities agreeing to place the issue without a firm commitment or on a "best efforts" basis if such entities are not the same as the Managers.)*
- (ii) Date of [Subscription] Agreement: [•]
- (iii) Stabilising Manager(s) (if any): [Not Applicable/give name]
- 34 If non-syndicated, name and address of Dealer: [Not Applicable/give name]
- 35 Total commission and concession: [•] per cent. of the Aggregate Nominal Amount.
- 36 Additional selling restrictions: [Not Applicable/give details]

¹ The provisions of the French *Code de commerce* relating to the *Masse* of holders of Notes are applicable in full to French domestic issues of Notes. Pursuant to Article L.228-90 of the French *Code de commerce*, the *Masse* provisions contained in the French *Code de commerce* are NOT applicable to international issues (*emprunt émis à l'étranger*); accordingly international issues may have no *Masse* provisions at all or the *Masse* provisions contained in the French *Code de commerce* may be varied along the lines of the provisions of Condition 10

37 Non-exempt offer:

[Not Applicable] [An offer of the Notes may be made by the Managers [and [*specify, if applicable*]] other than pursuant to Article 3(2) of the Prospectus Directive in [*specify relevant Member State(s) - which must be jurisdictions where the Prospectus and any supplements have been passported*] (“**Public Offer Jurisdictions**”) during the period from [*specify date*] until [*specify date*] (“**Offer Period**”). See further Paragraph 2 of Part B below.

PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue [and] [public offer in the Public Offer Jurisdictions] [and] [admission to trading on [*specify relevant regulated market*] of the Notes described herein] pursuant to the Euro 75,000,000,000 Euro Medium Term Note Programme of Compagnie de Financement Foncier.

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms. [[•] has been extracted from [•]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by [•], no facts have been omitted which would render the reproduced inaccurate or misleading.]

Signed on behalf of the Issuer:

Duly represented by:

PART B – OTHER INFORMATION

1. RISK FACTORS

[[Insert any risk factors that are material to the Notes being offered and/or listed and admitted to trading in order to assess the market risk associated with these Notes and that may affect the Issuer's ability to fulfil its obligations under the Notes which are not covered under "Risk Factors" in the Base Prospectus. If any such additional risk factors need to be included consideration should be given as to whether they constitute "significant new factors" and consequently trigger the need for a supplement to the Base Prospectus under Article 16 of the Prospectus Directive.] [Where the underlying is an index need to include the name of the index and a description if composed by the Issuer and if the index is not composed by the Issuer need to include details of where the information about the index can be obtained. Where the underlying is not an index need to include equivalent information.]]*

2. LISTING

(i) Admission to trading:

[Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on [specify relevant regulated market] with effect from [•].]
[Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on [specify relevant regulated market]] with effect from [•].] [Not Applicable.]

(Where documenting a fungible issue need to indicate that original securities are already listed and admitted to trading.)

(ii) Additional publication of the Base Prospectus and Final Terms:

Condition 15 which provides that the Base Prospectus and Final Terms of Notes listed and admitted to trading on any Regulated Market will be published on the website of the AMF. Please provide for additional methods of publication in respect of a listing and admission to trading on a Regulated Market other than Euronext Paris S.A.

(iii) Regulated markets or equivalent markets on which, to the knowledge of the issuer, securities of the same class of the securities to be offered or admitted to trading are already admitted to trading:

[•]

3. TERMS AND CONDITIONS OF THE OFFER

Offer Price:

[Issue Price][specify]

Conditions to which the offer is subject:

[Not Applicable/give details]

Description of the application process:

[Not Applicable/give details]

* Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

Description of possibility to reduce subscriptions and manner for refunding excess amount paid by applicants: [Not Applicable/*give detail*]

Details of the minimum and/or maximum amount of application: [Not Applicable/*give details*]

Details of the method and time limits for paying up and delivering the Notes: [Not Applicable/*give details*]

Manner in and date on which results of the offer are to be made public: [Not Applicable/*give details*]

Procedure for exercise of any right of pre-emption, negotiability of subscription rights and treatment of subscription rights not exercised: [Not Applicable/*give details*]

Categories of potential investors to which the Notes are offered and whether tranche(s) have been reserved for certain countries: [Not Applicable/*give details*]

Process for notification to applicants of the amount allotted and the indication whether dealing may begin before notification is made: [Not Applicable/*give details*]

Amount of any expenses and taxes specifically charged to the subscriber or purchaser: [Not Applicable/*give details*]

Name(s) and address(es), to the extent known to the Issuer, of the placers in the various countries where the offer takes place. [None/*give details*]

4. RATINGS

Ratings:

The Programme has been rated Aaa by Moody's Investors Service and AAA by Standard & Poors Ratings Services.

For Moody's Investors Service, Notes issued under the Programme are deemed to have the same rating as the Programme, investors are invited to check on a regular basis the rating assigned to the Programme which is publicly disclosed via Moody's rating desk or moodys.com.

The Notes issued under the Programme will be rated AAA by Standard & Poors Ratings Services¹ and by Fitch Ratings¹.

(The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

5. [NOTIFICATION

The *Autorité des marchés financiers* in France [has been requested to provide/has provided - include first alternative for an issue which is contemporaneous with the establishment or update of the Programme and the second alternative for subsequent issues] the [*include names of competent authorities of host Member States*] with a certificate of approval attesting that the Base Prospectus has been drawn up in accordance with the Prospectus Directive.]

6. [INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE [ISSUE/OFFER]

Need to include a description of any interest, including conflicting ones, that is material to the issue/offer, detailing the persons involved and the nature of the interest. May be satisfied by the inclusion of the following statement:

["Save as discussed in ["Subscription and Sale"] so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer."]

[(When adding any other description, consideration should be given as to whether such matters described constitute "significant new factors" and consequently trigger the need for a supplement to the Prospectus under Article 16 of the Prospectus Directive.)]

7. REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

[(i) Reasons for the offer:

[•]

(See "Use of Proceeds" wording in Base Prospectus – if reasons for offer different from making profit and/or hedging certain risks will need to include those reasons here.)]

¹ An obligation rated "AAA" has the highest rating assigned by Standard & Poors. The obligor capacity to meet its financial commitment on the obligation is extremely strong (source: Standard & Poors Ratings Services). A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency without notice.

[(ii)] Estimated net proceeds:

[•]

(If proceeds are intended for more than one use will need to split out and present in order of priority. If proceeds insufficient to fund all proposed uses state amount and sources of other funding.)

[(iii)] Estimated total expenses:

[•] *[Include breakdown of expenses.]*

(If the Notes are derivative securities to which Annex 12 of the Prospectus Directive Regulation applies it is only necessary to include disclosure of net proceeds and total expenses at (ii) and (iii) above where disclosure is included at (i) above.)

8. **[Fixed Rate Notes only – YIELD**

Indication of yield:

[•]

Calculated as *[include details of method of calculation in summary form]* on the Issue Date.

As set out above, the yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

9. **[Floating Rate Notes only - HISTORIC INTEREST RATES**

Details of historic [LIBOR/EURIBOR/other] rates can be obtained from [Reuters].]

10. **[Index-Linked or other variable-linked Notes only – PERFORMANCE OF INDEX/FORMULA/OTHER VARIABLE, EXPLANATION OF EFFECT ON VALUE OF INVESTMENT AND ASSOCIATED RISKS AND OTHER INFORMATION CONCERNING THE UNDERLYING *****

Need to include details of where past and future performance and volatility of the index/formula/other variable can be obtained and a clear and comprehensive explanation of how the value of the investment is affected by the underlying and the circumstances when the risks are most evident and any settlement disruption events that affect the underlying. [Where the underlying is an index need to include the name of the index and a description if composed by the Issuer and if the index is not composed by the Issuer need to include details of where the information about the index can be obtained. Where the underlying is not an index need to include equivalent information. Include other information concerning the underlying required by Paragraph 4.2 of Annex 12 of the Prospectus Directive Regulation.]]*

[(When completing this paragraph, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Prospectus under Article 16 of the Prospectus Directive.)]

The Issuer [intends to provide post-issuance information [*specify what information will be reported and where it can be obtained*]] [does not intend to provide post-issuance information]*.

* Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

*** For derivative securities to which Annex 12 to the Prospectus Directive Regulation applies, please complete instead paragraph 12 below relating to explanation of effect on value of investment, return on derivatives securities and information concerning the underlying.

11. [Dual Currency Notes only – PERFORMANCE OF RATE[S] OF EXCHANGE AND EXPLANATION OF EFFECT ON VALUE OF INVESTMENT

Need to include details of where past and future performance and volatility of the relevant rate[s] can be obtained, the underlying on which it is based and of the method used to relate the two, a clear and comprehensive explanation of how the value of the investment is affected by the underlying and the circumstances when the risks are most evident and any settlement disruption events that affect the underlying. Include details of rules with relation to events concerning the underlying.]

[(When completing this paragraph, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Prospectus under Article 16 of the Prospectus Directive.)]

12. [Derivatives only – EXPLANATION OF EFFECT ON VALUE OF INVESTMENT, RETURN ON DERIVATIVES SECURITIES AND INFORMATION CONCERNING THE UNDERLYING*]

EXPLANATION OF EFFECT ON VALUE OF INVESTMENT

Need to include a clear and comprehensive explanation of how the value of the investment is affected by the underlying and the circumstances when the risks are most evident.

INFORMATION CONCERNING THE UNDERLYING

- a statement setting out the type of the underlying and details of where information on the underlying can be obtained: [•]
- an indication where information about the past and the further performance of the underlying and its volatility can be obtained [•]
- where the underlying is an index: [Applicable/Not Applicable]
 - the name of the index and a description of the index if it is composed by the issuer. If the index is not composed by the issuer, where information about the index can be obtained: [•]
- where the underlying is an interest rate: [Applicable/Not Applicable]
 - a description of the interest rate: [•]
- others: [Applicable/Not Applicable]
 - where the underlying does not fall within the categories specified above the securities note shall contain equivalent information: [•]
- where the underlying is a basket of underlyings: [Applicable/Not Applicable]

* Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

- disclosure of the relevant weightings of each underlying in the basket:

[•]

A description of any market disruption or settlement disruption events that affect the underlying:

[•]

Adjustment rules with relation to events concerning the underlying:*

[•]

- an indication of the intent of the Issuer regarding the providing of post-issuance information and where the intent of the Issuer is to report such information, an indication of the type of information reported and where it can be obtained:

[•]

13. OPERATIONAL INFORMATION

ISIN Code:

[•]

Common Code:

[•]

Depositaries:

(i) Euroclear France to act as Central Depositary [Yes/No]

(ii) Common Depositary for Euroclear Bank S.A./N.V. and Clearstream Luxembourg [Yes/No]

Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s):

[Not Applicable/give name(s) and number(s)]

Delivery:

Delivery [against/free of] payment

The Agents appointed in respect of the Notes are:

[•]

Names and addresses of additional Paying Agent(s) (if any):

[•]

The aggregate principal amount of Notes issued has been translated into Euro at the rate of [currency] [•] per Euro 1.00, producing a sum of:

[Not Applicable/Euro [•]] (Only applicable for Notes not denominated in Euro)

* Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

**SPECIFIC CONTROLLER’S CERTIFICATE RELATING TO THE NOTES
CERTIFICATE OF THE SPECIFIC CONTROLLER RELATING TO THE DEBENTURE
ISSUE AMOUNTING TO [•] PURSUANT TO ARTICLE L. 515-30 OF THE FRENCH
MONETARY AND FINANCIAL CODE AND ARTICLE 9 – IV OF THE DECREE OF
AUGUST 3, 1999**

TRANSLATED FROM FRENCH

[Only applicable if the amount of Notes issued equals or exceeds Euro 500,000,000 or its equivalent in any other currency]

To the Directors of Compagnie de Financement Foncier,

In our capacity as Specific Controller of your company and pursuant to the provisions set forth in Article L. 515-30 of the French Monetary and Financial Code and Article 9 – IV of Decree no. 99-710 of 3 August 1999, we hereby set out our certification regarding compliance with the rule provided for in Article L. 515-20 of the French Monetary and Financial Code within the framework of any issue of mortgage debentures with a unit value of at least Euro 500 million.

In a decision dated [•] [•], the Board of Directors of Compagnie de Financement Foncier set the maximum ceiling for the programme for issuing funding that qualify for the privileged right laid down by Article L. 515-19 of the French Monetary and Financial Code at [•], for the period from [•] [•] to [•] [•].

Within the scope of this quarterly issue programme, in a decision dated [•] [•], the chief executive officer of Compagnie de Financement Foncier approved a new issue of funds qualifying for the preferential rights set forth in Article L. 515-19 of the French Monetary and Financial Code, for an amount of [•].

Article L. 515-20 of the French Monetary and Financial Code states that the total amount of assets held by *sociétés de crédit foncier* (special-purpose real estate credit institutions) must be greater than the amount of liabilities which qualify for the privileged right mentioned in Article L. 515-19 of said code. Our responsibility is to certify the compliance of the current transaction with this rule.

Compliance with this rule, after taking into account the aforementioned debenture issue, was verified on the basis of estimated and forecasted financial data, drawn up under the responsibility of your Board of Directors. The forecasted financial data were drawn up on the basis of assumptions which reflect the position that you deemed to be most probable as of the date of the present issue. This information is presented in an appendix to this report.

We performed our review in accordance with the standards of the profession that are applicable to this type of assignment. These standards require that we perform procedures, based on such financial information, in order to verify compliance with the rule laid down by Article L. 515-20 of the French Monetary and Financial Code and with the methods of calculating the hedge ratio provided for in Regulation no. 99-10 of 9 July 1999 of the French Banking and Financial Regulations Committee.

Our work has also required that we plan and prepare our review leading to an assessment of the fair presentation of the estimated and the forecasted financial data, drawn up as of the closest date of the present issue, with regard to its consistency, plausibility and relevance, with a view to checking compliance with the rule provided for in Article L. 515-20 of the French Monetary and Financial Code. Regarding the forecasted financial data, we have assessed the assumptions used and their statement in figures, considering that, as the forecasts are, by their nature, uncertain, the actual results could differ significantly from the forecasted data presented.

Based on our work, we have no comments to make as regards compliance by Compagnie de Financement Foncier with Article L. 515-20 of the French Monetary and Financial Code, which states that the amount of assets must be greater than the amount of preferential liabilities, after taking into account the aforementioned issue.

Paris, [•] [•]

The Specific Controller

CAILLIAU DEDOUIT ET ASSOCIES

Laurent BRUN

CAILLIAU DEDOUIT ET ASSOCIES
19, rue Clément Marot, 75008 Paris



APPENDIX

Figures after taking into account the debentures issues for the period from [•] [•] to [•] [•], including the present issue of [•] (value date [•][•])

In million of Euro	Estimated figures	Forecasted Figures
	As of [•] [•]	As of [•] [•]
Total application of funds	[•]	[•]
Total sources of funds that qualify for the privileged right mentioned in Article L. 515-19 of the French Monetary and Financial Code	[•]	[•]

**ATTESTATION DU CONTROLEUR SPECIFIQUE RELATIVE A UNE EMISSION
OBLIGATAIRE D'UN MONTANT DE [•] EN APPLICATION DE L'ARTICLE L.515-30
DU CODE MONETAIRE ET FINANCIER ET DE L'ARTICLE 9 – IV DU DECRET DU 3
AOUT 1999**

[Only applicable if the amount of Notes issued equals or exceeds Euro 500,000,000 or its equivalent in any other currency]

Messieurs les Administrateurs de la Compagnie de Financement Foncier,

En notre qualité de contrôleur spécifique de votre société et en exécution des dispositions prévues par les articles L.515-30 du Code monétaire et financier et 9-IV du décret n°99-710 du 3 août 1999, nous devons établir une attestation du respect de la règle prévue à l'article L. 515-20 de ce Code, dans le cadre de toute émission d'obligations foncières d'une valeur unitaire au moins égale à EUR 500 millions.

Par décision en date du [•] [•], le conseil d'administration de la Compagnie de Financement Foncier a fixé le plafond maximum du programme d'émissions de ressources bénéficiant du privilège institué par l'article L.515-19 du Code monétaire et financier, à EUR [•], pour la période allant du [•] [•] au [•] [•] .

Dans le cadre de ce programme trimestriel d'émissions, par décision en date du [•] [•] , le directeur général de la Compagnie de Financement Foncier a autorisé le lancement d'une nouvelle émission de ressources bénéficiant du privilège institué par l'article L.515-19 du Code monétaire et financier, pour un montant de [•].

L'article L. 515-20 du Code monétaire et financier dispose que le montant total des éléments d'actif des sociétés de crédit foncier doit être supérieur au montant des éléments de passif bénéficiant du privilège mentionné à l'article L.515-19 de ce même Code. Il nous appartient d'attester du respect de cette règle au titre de la présente opération.

Le respect de cette règle, après prise en compte de l'émission visée ci-dessus, a été vérifié sur la base d'informations financières estimées et prévisionnelles établies sous la responsabilité de votre conseil d'administration. Les informations financières prévisionnelles ont été établies à partir des hypothèses traduisant la situation future que vous avez estimée la plus probable à la date de la présente émission. Ces informations sont présentées en annexe à la présente attestation.

Nous avons effectué nos travaux selon les normes de la profession applicables à cette intervention. Ces normes requièrent la mise en œuvre de diligences destinées à vérifier, sur la base des informations financières établies, le respect de la règle prévue par l'article L. 515-20 du Code monétaire et financier et les modalités de calcul du ratio de couverture prévues par les dispositions du règlement n°99-10 du 9 juillet 1999 du Comité de la Réglementation Bancaire et Financière.

Nos diligences ont notamment consisté à examiner le processus d'élaboration des informations financières estimées et prévisionnelles, établies à la date plus proche de celle de la présente émission, afin d'en vérifier la cohérence dans la perspective de contrôler le respect de la règle prévue à l'article L.515-20 du Code monétaire et financier. En ce qui concerne les informations prévisionnelles, nous avons pris connaissance des hypothèses retenues et vérifié leur traduction chiffrée, étant rappelé que, s'agissant de prévisions présentant par nature un caractère incertain, les réalisations différeront parfois de manière significative des informations prévisionnelles établies.

Sur la base de nos travaux, nous n'avons pas d'observation à formuler sur le respect, par la Compagnie de Financement Foncier, de l'article L.515-20 du Code monétaire et financier stipulant que le montant des éléments d'actif doit être supérieur au montant des éléments de passif privilégiés, après prise en compte de la présente émission visée ci-dessus.

Paris, le [•] [•]

Le Contrôleur Spécifique

CAILLIAU DEDOUIT ET ASSOCIES

Laurent BRUN

CAILLIAU DEDOUIT ET ASSOCIES
19, rue Clément Marot, 75008 Paris



ANNEXE

Montants après prise en compte des émissions obligataires réalisées du [•] [•] au [•] [•], y compris la présente émission de [•] (date de règlement [•] [•])

En million d'euros	Estimé	Prévisionnel
	Au [•] [•]	Au [•] [•]
Total des emplois	[•]	[•]
Total des ressources bénéficiant du privilège mentionné à l'article L.515-19 du Code monétaire et financier	[•]	[•]

FORM OF FINAL TERMS 2

PRO FORMA FINAL TERMS FOR USE IN CONNECTION WITH ISSUES OF NOTES WITH A DENOMINATION OF AT LEAST EURO 50,000 TO BE LISTED AND ADMITTED TO TRADING ON AN E.U. REGULATED MARKET

Final Terms dated [•]

[LOGO, if document is printed]

COMPAGNIE DE FINANCEMENT FONCIER

Euro 75,000,000,000

Euro Medium Term Note Programme

for the issue of *Obligations Foncières*

Due from one month from the date of original issue

SERIES NO: [•]

TRANCHE NO: [•]

[Brief Description and Amount of *Obligations Foncières*]

Issued by: COMPAGNIE DE FINANCEMENT FONCIER (the “Issuer”)

Issue Price: [•] per cent.

[Name(s) of Dealer(s)]

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 16 July 2007 which has received visa n°[•] from the *Autorité des marchés financiers* (the “AMF”) on [•] [and the supplement to the Base Prospectus dated [•] which has received visa n°[•] from the AMF on [•]] which [together] constitute[s] a base prospectus for the purposes of the Prospectus Directive (Directive 2003/71/EC) (the “**Prospectus Directive**”).

This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Base Prospectus [as so supplemented]. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus [and the supplement to the Base Prospectus] [is] [are] available for viewing at the office of the Fiscal Agent or each of the Paying Agents and on the website of the *Autorité des marchés financiers*, and copies may be obtained from [Compagnie de Financement Foncier, 4, Quai de Bercy, 94224 Charenton Cedex, France].

The following alternative language applies if the first tranche of an issue which is being increased was issued under an Prospectus and/or Offering Circular with an earlier date.

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the “**Conditions**”) set forth in the [Prospectus/Offering Circular] dated [original date] [approved by the Luxembourg Stock Exchange/Commission de Surveillance du Secteur Financier in Luxembourg] / [which received visa n°[•] from the *Autorité des marchés financiers* (“AMF”) on [•]] [and the supplement to the Base Prospectus dated [•]] [approved by the Luxembourg Stock Exchange/Commission de Surveillance du Secteur Financier in Luxembourg] / [which received visa n°[•] from the *Autorité des marchés financiers* (“AMF”) on [•]]. This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive (Directive 2003/71/EC) (the “**Prospectus Directive**”) and must be read in conjunction with the Base Prospectus dated [current date] which has received visa n°[•] from the AMF on [•] [and the supplement to the Base Prospectus dated [•] which has received visa n°[•] from the AMF on [•]], which [together] constitute[s] a base prospectus for the purposes of the Prospectus Directive, save in respect of the Conditions which are extracted from the [Base Prospectus/Offering Circular] dated [original date] [and the supplement to the Base Prospectus dated [•]] and are attached hereto. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the [Prospectus/Offering Circular] dated [original date] and the Base Prospectus dated [current date] [and the supplement to the Base Prospectus dated [•]]. The Base Prospectus/Offering Circular [and the supplement to the Base Prospectus] are available for viewing at the office of the Fiscal Agent or each of the Paying Agents and on the website of the *Autorité des marchés financiers*, and copies may be obtained from Compagnie de Financement Foncier, 4, Quai de Bercy, 94224 Charenton, France.

[Include whichever of the following apply or specify as “Not Applicable” (N/A). Note that the numbering should remain as set out below, even if “Not Applicable” is indicated for individual paragraphs or sub-paragraphs. Italics denote directions for completing the Final Terms.]

[When completing any final terms, or adding any other final terms or information, consideration should be given as to whether such terms or information constitute “significant new factors” and consequently trigger the need for a supplement to the Base Prospectus under Article 16 of the Prospectus Directive.]

1	Issuer:	Compagnie de Financement Foncier
2	(i) Series Number:	[•]
	(ii) [Tranche Number:	[•]
	<i>(If fungible with an existing Series, details of that Series, including the date on which the Notes become fungible.)</i>	
3	Specified Currency or Currencies:	[•]
4	Aggregate Nominal Amount of Notes listed and admitted to trading:	
	(i) Series:	[•]
	(ii) [Tranche:	[•]
5	Issue Price:	[•] per cent. of the Aggregate Nominal Amount [plus accrued interest from [insert date] (if applicable)]
6	Specified Denominations:	[•] (one denomination only for Dematerialised Notes) ¹

¹ Notes (including Notes denominated in sterling) in respect of which the issue proceeds are to be accepted by the Issuer in the United Kingdom or whose issue otherwise constitutes a contravention of section 19 of the FSMA and having a maturity of less than one year must have a minimum denomination of Sterling 100,000 (or its equivalent in other currencies).

7	(i) Issue Date:	[•]
	(ii) Interest Commencement Date:	[Specify/Issue Date/Not Applicable]
8	Maturity Date:	<i>[specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year]</i>
9	Interest Basis:	[[•] per cent. Fixed Rate] [[specify reference rate] +/- [•] per cent. Floating Rate] [Zero Coupon] [Index Linked Interest] [Other (specify)] <i>[(further particulars specified below)]</i>
10	Redemption/Payment Basis ¹ :	[Redemption at par] [Index Linked Redemption] [Dual Currency] [Partly Paid] [Instalment] [Other (specify)]
11	Change of Interest or Redemption/Payment Basis:	<i>[Specify details of any provision for convertibility of Notes into another interest or redemption/payment basis]</i>
12	Call Options:	[Issuer Call] <i>[(further particulars specified below)]</i>
13	(i) Status of the Notes:	[Obligations Foncières]
	(ii) Dates of the corporate authorisations for issuance of Notes obtained:	Decision of the <i>Conseil d'administration</i> of <i>Compagnie de Financement Foncier</i> dated [•] authorising the issue of the Notes and authorising, <i>inter alios</i> , its <i>directeur général</i> and <i>directeur général délégué</i> to sign and execute all documents in relation to the issue of Notes, and decision of the <i>Conseil d'administration</i> of the Issuer dated [•] authorising the quarterly programme of borrowings which benefit from the <i>privilège</i> referred to in Article L.515-19 of the <i>Code monétaire et financier</i> up to and including Euro [•] billion for the [•] quarter of 200[•].
14	Method of distribution:	[Syndicated/Non-syndicated]

¹ If the Final Redemption Amount is less than 100% of the nominal value the Notes will constitute derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

**PROVISIONS RELATING TO INTEREST (IF ANY)
PAYABLE**

15	Fixed Rate Note Provisions	[Applicable/Not Applicable] (<i>If Not Applicable, delete the remaining subparagraphs of this paragraph</i>)
	(i) Rate [(s)] of Interest:	[•] per cent. per annum [payable [annually/semi-annually/quarterly/ monthly] in arrear]
	(ii) Interest Payment Date(s):	[•] in each year [adjusted in accordance with [<i>specify Business Day Convention and any applicable Business Centre(s) for the definition of "Business Day"</i>]/not adjusted]
		<i>(Note that this item relates to interest period end dates and not to the date and place of payment, to which item 25 relates)</i>
	(iii) Fixed Coupon Amount [(s)]:	[•] per [•] in nominal amount
	(iv) Broken Amount(s):	[<i>Insert particulars of any initial or final broken interest amounts which do not correspond with the Fixed Coupon Amount [(s)] and the Interest Payment Date(s) to which they relate</i>]
	(v) Day Count Fraction (Condition 5(a)):	[30/360/ Actual/Actual [ICMA]/FBF/ISDA/Other] [Adjusted/Unadjusted]
	(vi) Determination Date(s) (Condition 5(a)):	[•] in each year (<i>insert regular Interest Payment Dates, ignoring Issue Date or Maturity Date in the case of a long or short first or last Coupon. N.B. only relevant where Day Count Fraction is Actual/Actual (ICMA)</i>)
	(vii) Other terms relating to the method of calculating interest for Fixed Rate Notes:	[Not Applicable/ <i>give details</i>]
16	Floating Rate Provisions	[Applicable/Not Applicable] (<i>If Not Applicable, delete the remaining subparagraphs of this paragraph.</i>)
	(i) Interest Period(s):	[•]
	(ii) Specified Interest Payment Dates:	[•]
	(iii) First Interest Payment Date:	[•]

- (iv) Business Day Convention: [Following Business Day Convention/
Following Business Day Except
the Following Month
Convention/Preceding Business Day
Convention/other (*give details*)]. (*Note
that this item relates to interest period
end dates and not to the date and place
of payment, to which item 25 relates*)
- (v) Interest Period Date: [•] (*Not Applicable unless different from
Interest Payment Date*)
- (vi) Business Centre(s) (Condition 5(a)): [•]
- (vii) Manner in which the Rate(s) of Interest is/are to be
determined: [Screen Rate Determination/FBF
Determination/ISDA
Determination/other (*give details*)]
- (viii) Party responsible for calculating the Rate(s) of
Interest and Interest Amount(s) (if not the
Calculation Agent): [•]
- (ix) Screen Rate Determination (Condition
5(c)(iii)(C)):
- Reference Rate: [•]
 - Interest Determination Date: [•] [**•**] [*TARGET*] *Business Days in [specify
city] for [specify currency] prior to [the
first day in each Interest Accrual
Period/each Interest Payment Date]* [,
subject to adjustment in accordance with
[Following Business Day Convention/
Following Business Day Except the
Following Month Convention/Preceding
Business Day Convention/other (*give
details*)].]
 - Relevant Screen Page: [•]
- (x) FBF Determination (Condition 5(c)(iii)(A)):
- Floating Rate: [•]
 - Floating Rate Determination Date (*Date de
Détermination du Taux Variable*): [•]
 - FBF Definitions: (if different from those set out in
the Conditions): [•]
- (xi) ISDA Determination (Condition 5(c)(iii)(B)):
- (a) Floating Rate Option: [•]
 - (b) Designated Maturity: [•]
 - (c) Reset Date: [•]

	(d) ISDA Definitions: (if different from those set out in the Conditions)	[•]
	(xii) Margin(s):	[+/-] [•] per cent. per annum
	(xiii) Minimum Rate of Interest:	[Not Applicable] / [•] per cent. per annum
	(xiv) Maximum Rate of Interest:	[Not Applicable] / [•] per cent. per annum
	(xv) Day Count Fraction (Condition 5(a)):	[•]
	(xvi) [Fall back provisions, rounding provisions, denominator and any other terms relating to the method of calculating interest on Floating Rate Notes, if different from those set out in the Conditions:]	[•]
17	Zero Coupon Note Provisions	[Applicable/Not Applicable] (<i>If Not Applicable, delete the remaining subparagraphs of this paragraph</i>)
	(i) Amortisation Yield (Condition 6(d)):	[•] per cent. per annum
	(ii) Day Count Fraction (Condition 5(a)):	[•]
	(iii) Any other formula/basis of determining amount payable:	[•]
18	Index Linked Interest Note/other variable-linked interest Note Provisions	[Applicable/Not Applicable] (<i>If Not Applicable, delete the remaining subparagraphs of this paragraph</i>)
	(i) Index/Formula/other variable:	[Give or annex details]
	(ii) Calculation Agent responsible for calculating the interest due:	[•]
	(iii) Provisions for determining Coupon where calculated by reference to Index and/or Formula and/or other variable:	[•]
	(iv) Interest Period(s):	[•]
	(v) Provisions for determining Coupon where calculation by reference to Index and/or Formula an/or other variable is impossible or impracticable or other wise disrupted:	[•]
	(vi) Interest Determinations Date(s)	[•]
	(vii) Specified Interest Payment Dates:	[•]

- (viii) Business Day Convention: [Following Business Day Convention/ Following Business Day Except the Following Month Convention/ Preceding Business Day Convention / other (give details)]. (Note that this item relates to interest period end dates and not to the date and place of payment, to which item 25 relates)
- (ix) Business Centre(s) (Condition 5(a)): [•]
- (x) Minimum Rate of Interest: [Not Applicable]/[•] per cent. per annum
- (xi) Maximum Rate of Interest: [Not Applicable]/[•] per cent. per annum
- (xii) Day Count Fraction (Condition 5(a)): [•]

19 Dual Currency Note Provisions¹

- [Applicable/Not Applicable] (If Not Applicable, delete the remaining subparagraphs of this paragraph)
- (i) Rate of Exchange/Method of calculating Rate of Exchange: [Give details]
- (ii) Calculation Agent, if any, responsible for calculating the principal and/or interest due: [•]
- (iii) Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable: [•] (Need to include a description of market disruption or settlement disruption events and adjustment provisions.)
- (iv) Person at whose option Specified Currency(-ies) is/are payable: [•]

PROVISIONS RELATING TO REDEMPTION

20 Call Option

- [Applicable/Not Applicable] (If Not Applicable, delete the remaining subparagraphs of this paragraph)
- (i) Optional Redemption Date(s): [•]
- (ii) Optional Redemption Amount(s) of each Note and method, if any, of calculation of such amount(s): [•] per Note [of [•] Specified Denomination]

¹ If the Final Redemption Amount is less than 100% of the nominal value the Notes will constitute derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

	(iii) If redeemable in part:	[•]
	(a) Minimum Redemption Amount to be redeemed:	[•]
	(b) Maximum Redemption Amount to be redeemed:	[•]
	(iv) Notice period:	[•]
21	Other Option	[[•]/Not Applicable] <i>(If Applicable, specify details)</i>
22	Final Redemption Amount of each Note¹ In cases where the Final Redemption Amount is Index-Linked or other variable-linked:	[[•] per Note of [[•] Specified Denomination/] Aggregate Nominal Amount/Other/See Appendix]
	(i) Index/Formula/variable:	[•]
	(ii) Calculation Agent responsible for calculating the Final Redemption Amount:	[•]
	(iii) Provisions for determining Final Redemption Amount where calculated by reference to Index and/or Formula and/or other variable:	[•]
	(iv) Determination Date(s):	[•]
	(v) Provisions for determining Final Redemption Amount where calculation by reference to Index and/or Formula and/or other variable is impossible or impracticable or otherwise disrupted:	[•]
	(vi) Payment Date:	[•]
	(vii) Minimum Final Redemption Amount :	[•]
	(viii) Maximum Final Redemption Amount :	[•]
23	Early Redemption Amount Early Redemption Amount(s) of each Note payable on redemption for taxation reasons or on any early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions).	Not Applicable / [•]

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24	Form of Notes:	[Dematerialised Notes/ Materialised Notes] (Materialised Notes are only in bearer form) <i>[Delete as appropriate]</i>
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¹ If the Final Redemption Amount is less than 100% of the nominal value the Notes will constitute derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

(i)	Form of Dematerialised Notes:	[Not Applicable/ <i>specify whether</i> Bearer dematerialised form (<i>au porteur</i>) / Administered Registered dematerialised form (<i>au nominatif administré</i>) / Fully Registered dematerialised form (<i>au nominatif pur</i>)]
(ii)	Registration Agent:	[Not Applicable/Applicable] <i>if applicable give name and details</i> (note that a registration agent must be appointed in relation to Fully Registered Dematerialised Notes only)
(iii)	Temporary Global Certificate:	[Not Applicable/Temporary Global Certificate exchangeable for Definitive Materialised Notes on [•] (the “ Exchange Date ”), being 40 days after the Issue Date subject to postponement as specified in the Temporary Global Certificate]
(iv)	Applicable TEFRA exemption:	[C Rules/D Rules/Not Applicable] (<i>Only applicable to Materialised Notes</i>)
25	Financial Centre(s) (Condition 7(h)) or other special provisions relating to Payment Dates:	[Not Applicable/ <i>Give details</i>]. (<i>Note that this item relates to the date and place of payment, and not interest period end dates, to which items 15(ii), 16(iii) and 18(viii) relate</i>)
	Adjusted Payment Date (Condition 7(h)):	[The next following business day unless it would thereby fall into the next calendar month, in which such event such date shall be brought forward to the immediately preceding business day.] [The immediately preceding business day]/[Other*]
26	Talons for future Coupons or Receipts to be attached to Definitive Materialised Notes (and dates on which such Talons mature):	[Yes/No/Not Applicable. <i>If yes, give details</i>] (<i>Only applicable to Materialised Notes</i>)
27	Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made [and consequences (if any) of failure to pay]:	[Not Applicable/ <i>give details</i>]
28	Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made:	[Not Applicable/ <i>give details</i>]
29	Redenomination, renominatisation and reconventioning provisions:	[Not Applicable/The provisions [in Condition 1(d)] [annexed to this Final Terms] apply]

* In the market practice, if any date for payment in respect of Fixed Rate Notes, Receipt or Coupon is not a business day, the holder shall not be entitled to payment until the next following business day (as defined in Condition 7(h)).

- 30 Consolidation provisions: [Not Applicable/The provisions [in Condition 13(b)] [annexed to this Final Terms] apply]
- 31 Representation of holders of Notes¹ - *Masse* (Condition 10) [Applicable/Not Applicable/Condition 10 replaced by the full provisions of French *Code de commerce* relating to the *Masse*] (*Note that: (i) in respect of any Tranche of Notes issued outside France, Condition 10 may be waived, amended or supplemented, and (ii) in respect of any Tranche of Notes issued inside France, Condition 10 must be waived in its entirety and replaced by the provisions of French Code de commerce relating to the Masse. If Condition 10 (as it may be amended or supplemented) applies or if the full provisions of French Code de commerce apply, insert details of Representative and Alternative Representative and remuneration, if any).*)
- 32 Other final terms: [Not Applicable/give details]
(When adding any other final terms consideration should be given as to whether such terms constitute a "significant new factors" and consequently trigger the need for a supplement to the Base Prospectus under Article 16 of the Prospectus Directive.)

DISTRIBUTION

- 33 (i) If syndicated, names of Managers: [Not Applicable/give names]
(ii) Stabilising Manager(s) (if any): [Not Applicable/give name]
- 34 If non-syndicated, name of Dealer: [Not Applicable/give name]
- 35 Additional selling restrictions: [Not Applicable/give details]

PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue [and] [admission to trading on [*specify relevant regulated market*] of the Notes described herein] pursuant to the Euro 75,000,000,000 Euro Medium Term Note Programme of Compagnie de Financement Foncier.

¹ The provisions of the French *Code de commerce* relating to the *Masse* of holders of Notes are applicable in full to French domestic issues of Notes. Pursuant to Article L.228-90 of the French *Code de commerce*, the *Masse* provisions contained in the French *Code de commerce* are NOT applicable to international issues (*emprunt émis à l'étranger*); accordingly international issues may have no *Masse* provisions at all or the *Masse* provisions contained in the French *Code de commerce* may be varied along the lines of the provisions of Condition 10.

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms. [] has been extracted from []. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by [], no facts have been omitted which would render the reproduced inaccurate or misleading.]

Signed on behalf of the Issuer:

Duly represented by:

PART B – OTHER INFORMATION

1. RISK FACTORS

[[Insert any risk factors that are material to the Notes being offered and/or listed and admitted to trading in order to assess the market risk associated with these Notes and that may affect the Issuer's ability to fulfil its obligations under the Notes which are not covered under "Risk Factors" in the Base Prospectus. If any such additional risk factors need to be included consideration should be given as to whether they constitute a "significant new factor" and consequently triggers the need for a supplement to the Base Prospectus under Article 16 of the Prospectus Directive.] [Where the underlying is an index need to include the name of the index and a description if composed by the Issuer and if the index is not composed by the Issuer need to include details of where the information about the index can be obtained. Where the underlying is not an index need to include equivalent information.]¹]

2. LISTING

(i) Admission to trading:

[Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on *[specify relevant regulated market]* with effect from [•].]

[Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on *[specify relevant regulated market]* with effect from [•].]

[Not Applicable.]

(Where documenting a fungible issue need to indicate that original Notes are already admitted to trading.)

(ii) Estimate of total expenses related to admission to trading: [•]

(iii) Regulated markets or equivalent markets on which, to the knowledge of the issuer, securities of the same class of the securities to be offered or admitted to trading are already admitted to trading: [•]

3. RATINGS

Ratings:

The Programme has been rated Aaa by Moody's Investors Service and AAA by Standard & Poors Ratings Services.

For Moody's Investors Service, Notes issued under the Programme are deemed to have the same rating as the Programme, investors are invited to check on a regular basis the rating assigned to the Programme which is publicly disclosed via Moody's rating desk or moodys.com.

The Notes issued under the Programme will be rated AAA by Standard & Poors Ratings Services² and by Fitch Ratings².

¹ Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

² An obligation rated "AAA" has the highest rating assigned by Standard & Poors. The obligor capacity to meet its financial commitment on the obligation is extremely strong (source: Standard & Poors Ratings Services). A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency without notice.

(The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

4. [NOTIFICATION]

The *Autorité des marchés financiers* in France [has been requested to provide/has provided - include first alternative for an issue which is contemporaneous with the establishment or update of the Programme and the second alternative for subsequent issues] the [*include names of competent authorities of host Member States*] with a certificate of approval attesting that the Base Prospectus has been drawn up in accordance with the Prospectus Directive.]

5. [INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE [ISSUE/OFFER]

Need to include a description of any interest, including conflicting ones, that is material to the issue/offer, detailing the persons involved and the nature of the interest. May be satisfied by the inclusion of the following statement:

"Save as discussed in "Subscription and Sale" so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer."/[•]

[(When adding any other description, consideration should be given as to whether such matters described constitute "significant new factors" and consequently trigger the need for a supplement to the Prospectus under Article 16 of the Prospectus Directive.)]

6. REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

[(i) Reasons for the offer:

[•]

(See "Use of Proceeds" wording in Base Prospectus – if reasons for offer different from making profit and/or hedging certain risks will need to include those reasons here.)]

[(ii) Estimated net proceeds:

[•]

(If proceeds are intended for more than one use will need to split out and present in order of priority. If proceeds insufficient to fund all proposed uses state amount and sources of other funding.)

[(iii) Estimated total expenses:

[•] [*Include breakdown of expenses.*]

(If the Notes are derivative securities to which Annex 12 of the Prospectus Directive Regulation applies it is only necessary to include disclosure of net proceeds and total expenses at (ii) and (iii) above where disclosure is included at (i) above.)

7. [Fixed Rate Notes only – YIELD]

Indication of yield:

[•]

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

8. [Index-Linked or other variable-linked Notes only – PERFORMANCE OF INDEX/FORMULA/OTHER VARIABLE AND OTHER INFORMATION CONCERNING THE UNDERLYING

Need to include details of where past and future performance and volatility of the index/formula/other variable can be obtained and a clear and comprehensive explanation of how the value of the investment is affected by the underlying and the circumstances when the risks are most evident. [Where the underlying is an index need to include the name of the index and a description if composed by the Issuer and if the index is not composed by the Issuer need to include details of where the information about the index can be obtained. Where the underlying is not an index need to include equivalent information. Include other information concerning the underlying required by Paragraph 4.2 of Annex 12 of the Prospectus Directive Regulation.]]*

[(When completing this paragraph, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Prospectus under Article 16 of the Prospectus Directive.)]

The Issuer [intends to provide post-issuance information [specify what information will be reported and where it can be obtained]] [does not intend to provide post-issuance information]*.

9. [Dual Currency Notes only – PERFORMANCE OF RATE[S] OF EXCHANGE

Need to include details of where past and future performance and volatility of the relevant rate[s] can be obtained, the underlying on which it is based and of the method used to relate the two, a clear and comprehensive explanation of how the value of the investment is affected by the underlying and the circumstances when the risks are most evident and any settlement disruption events that affect the underlying. Include details of rules with relation to events concerning the underlying.]

[(When completing this paragraph, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Prospectus under Article 16 of the Prospectus Directive.)]

10. [Derivatives only – EXPLANATION OF EFFECT ON VALUE OF INVESTMENT, RETURN ON DERIVATIVES SECURITIES AND INFORMATION CONCERNING THE UNDERLYING*]

EXPLANATION OF EFFECT ON VALUE OF INVESTMENT

Need to include a clear and comprehensive explanation of how the value of the investment is affected by the underlying and the circumstances when the risks are most evident.

INFORMATION CONCERNING THE UNDERLYING

- a statement setting out the type of the underlying and details of where information on the underlying can be obtained: [•]

* Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

* Required for derivative securities to which Annex 12 to the Prospectus Directive Regulation applies. See footnote ** below.

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

- an indication where information about the past and the further performance of the underlying and its volatility can be obtained [•]
- where the underlying is an index: [Applicable/Not Applicable]
 - the name of the index and a description of the index if it is composed by the issuer. If the index is not composed by the issuer, where information about the index can be obtained: [•]
- where the underlying is an interest rate: [Applicable/Not Applicable]
 - a description of the interest rate: [•]
- others: [Applicable/Not Applicable]
 - where the underlying does not fall within the categories specified above the securities note shall contain equivalent information: [•]
- where the underlying is a basket of underlyings: [Applicable/Not Applicable]
 - disclosure of the relevant weightings of each underlying in the basket: [•]

A description of any market disruption or settlement disruption events that affect the underlying: [•]

Adjustment rules with relation to events concerning the underlying:] * [•]

- an indication of the intent of the Issuer regarding the providing of post-issuance information and where the intent of the Issuer is to report such information, an indication of the type of information reported and where it can be obtained: [•]

11. OPERATIONAL INFORMATION

ISIN Code: [•]

Common Code: [•]

** If the Final Redemption Amount is less than 100% of the nominal value the Notes will be derivative securities for the purposes of the Prospectus Directive and the requirements of Annex 12 to the Prospectus Directive Regulation will apply. This pro forma has been annotated to indicate where the key additional requirements of Annex 12 are dealt with.

Depositories:

(i) Euroclear France to act as Central Depository [Yes/No]

(ii) Common Depository for Euroclear and Clearstream Luxembourg [Yes/No]

Any clearing system(s) other than Euroclear Bank S.A./N.V. and Clearstream, Luxembourg and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]

Delivery: Delivery [against/free of] payment

The Agents appointed in respect of the Notes are: [•]

Names and addresses of additional Paying Agent(s) (if any): [•]

The aggregate principal amount of Notes issued has been translated into Euro at the rate of [Not Applicable/Euro [•]] (*Only applicable for Notes not denominated in Euro*) [currency] [•] per Euro 1.00, producing a sum of:

**SPECIFIC CONTROLLER’S CERTIFICATE RELATING TO THE NOTES
CERTIFICATE OF THE SPECIFIC CONTROLLER RELATING TO THE DEBENTURE
ISSUE AMOUNTING TO [•] PURSUANT TO ARTICLE L. 515-30 OF THE FRENCH
MONETARY AND FINANCIAL CODE AND ARTICLE 9 – IV OF THE DECREE OF
AUGUST 3, 1999**

TRANSLATED FROM FRENCH

[Only applicable if the amount of Notes issued equals or exceeds Euro 500,000,000 or its equivalent in any other currency]

To the Directors of Compagnie de Financement Foncier,

In our capacity as Specific Controller of your company and pursuant to the provisions set forth in Article L. 515-30 of the French Monetary and Financial Code and Article 9 – IV of Decree no. 99-710 of 3 August 1999, we hereby set out our certification regarding compliance with the rule provided for in Article L. 515-20 of the French Monetary and Financial Code within the framework of any issue of mortgage debentures with a unit value of at least Euro 500 million.

In a decision dated [•] [•], the Board of Directors of Compagnie de Financement Foncier set the maximum ceiling for the programme for issuing funding that qualify for the privileged right laid down by Article L. 515-19 of the French Monetary and Financial Code at [•], for the period from [•] [•], 2006 to [•] [•].

Within the scope of this quarterly issue programme, in a decision dated [•] [•], the chief executive officer of Compagnie de Financement Foncier approved a new issue of funds qualifying for the preferential rights set forth in Article L. 515-19 of the French Monetary and Financial Code, for an amount of [•].

Article L. 515-20 of the French Monetary and Financial Code states that the total amount of assets held by *sociétés de crédit foncier* (special-purpose real estate credit institutions) must be greater than the amount of liabilities which qualify for the privileged right mentioned in Article L. 515-19 of said code. Our responsibility is to certify the compliance of the current transaction with this rule.

Compliance with this rule, after taking into account the aforementioned debenture issue, was verified on the basis of estimated and forecasted financial data, drawn up under the responsibility of your Board of Directors. The forecasted financial data were drawn up on the basis of assumptions which reflect the position that you deemed to be most probable as of the date of the present issue. This information is presented in an appendix to this report.

We performed our review in accordance with the standards of the profession that are applicable to this type of assignment. These standards require that we perform procedures, based on such financial information, in order to verify compliance with the rule laid down by Article L. 515-20 of the French Monetary and Financial Code and with the methods of calculating the hedge ratio provided for in Regulation no. 99-10 of 9 July 1999 of the French Banking and Financial Regulations Committee.

Our work has also required that we plan and prepare our review leading to an assessment of the fair presentation of the estimated and the forecasted financial data, drawn up as of the closest date of the present issue, with regard to its consistency, plausibility and relevance, with a view to checking compliance with the rule provided for in Article L. 515-20 of the French Monetary and Financial Code. Regarding the forecasted financial data, we have assessed the assumptions used and their statement in figures, considering that, as the forecasts are, by their nature, uncertain, the actual results could differ significantly from the forecasted data presented.

Based on our work, we have no comments to make as regards compliance by Compagnie de Financement Foncier with Article L. 515-20 of the French Monetary and Financial Code, which states that the amount of assets must be greater than the amount of preferential liabilities, after taking into account the aforementioned issue.

Paris, [•] [•]

The Specific Controller

CAILLIAU DEDOUIT ET ASSOCIES

Laurent BRUN

CAILLIAU DEDOUIT ET ASSOCIES
19, rue Clément Marot, 75008 Paris

APPENDIX

Figures after taking into account the debentures issues for the period from [•] [•] to [•] [•] including the present issue of [•] (value date [•][•])

In million of EUR	Estimated figures	Forecasted Figures
	As of [•] [•]	As of [•] [•]
Total application of funds	[•]	[•]
Total sources of funds that qualify for the privileged right mentioned in Article L. 515-19 of the French Monetary and Financial Code	[•]	[•]

**ATTESTATION DU CONTROLEUR SPECIFIQUE RELATIVE A UNE EMISSION
OBLIGATAIRE D'UN MONTANT DE [•] EN APPLICATION DE L'ARTICLE L.515-30
DU CODE MONETAIRE ET FINANCIER ET DE L'ARTICLE 9 – IV DU DECRET DU 3
AOUT 1999**

[Only applicable if the amount of Notes issued equals or exceeds Euro 500,000,000 or its equivalent in any other currency]

Messieurs les Administrateurs de la Compagnie de Financement Foncier,

En notre qualité de contrôleur spécifique de votre société et en exécution des dispositions prévues par les articles L.515-30 du Code monétaire et financier et 9-IV du décret n°99-710 du 3 août 1999, nous devons établir une attestation du respect de la règle prévue à l'article L. 515-20 de ce Code, dans le cadre de toute émission d'obligations foncières d'une valeur unitaire au moins égale à EUR 500 millions.

Par décision en date du [•] [•], le conseil d'administration de la Compagnie de Financement Foncier a fixé le plafond maximum du programme d'émissions de ressources bénéficiant du privilège institué par l'article L.515-19 du Code monétaire et financier, à EUR [•], pour la période allant du [•] [•] au [•] [•].

Dans le cadre de ce programme trimestriel d'émissions, par décision en date du [•] [•], le directeur général de la Compagnie de Financement Foncier a autorisé le lancement d'une nouvelle émission de ressources bénéficiant du privilège institué par l'article L.515-19 du Code monétaire et financier, pour un montant de [•].

L'article L. 515-20 du Code monétaire et financier dispose que le montant total des éléments d'actif des sociétés de crédit foncier doit être supérieur au montant des éléments de passif bénéficiant du privilège mentionné à l'article L.515-19 de ce même Code. Il nous appartient d'attester du respect de cette règle au titre de la présente opération.

Le respect de cette règle, après prise en compte de l'émission visée ci-dessus, a été vérifié sur la base d'informations financières estimées et prévisionnelles établies sous la responsabilité de votre conseil d'administration. Les informations financières prévisionnelles ont été établies à partir des hypothèses traduisant la situation future que vous avez estimée la plus probable à la date de la présente émission. Ces informations sont présentées en annexe à la présente attestation.

Nous avons effectué nos travaux selon les normes de la profession applicables à cette intervention. Ces normes requièrent la mise en œuvre de diligences destinées à vérifier, sur la base des informations financières établies, le respect de la règle prévue par l'article L. 515-20 du Code monétaire et financier et les modalités de calcul du ratio de couverture prévues par les dispositions du règlement n°99-10 du 9 juillet 1999 du Comité de la Réglementation Bancaire et Financière.

Nos diligences ont notamment consisté à examiner le processus d'élaboration des informations financières estimées et prévisionnelles, établies à la date plus proche de celle de la présente émission, afin d'en vérifier la cohérence dans la perspective de contrôler le respect de la règle prévue à l'article L.515-20 du Code monétaire et financier. En ce qui concerne les informations prévisionnelles, nous avons pris connaissance des hypothèses retenues et vérifié leur traduction chiffrée, étant rappelé que, s'agissant de prévisions présentant par nature un caractère incertain, les réalisations différeront parfois de manière significative des informations prévisionnelles établies.

Sur la base de nos travaux, nous n'avons pas d'observation à formuler sur le respect, par la Compagnie de Financement Foncier, de l'article L.515-20 du Code monétaire et financier stipulant que le montant des éléments d'actif doit être supérieur au montant des éléments de passif privilégiés, après prise en compte de la présente émission visée ci-dessus.

Paris, le [•] [•]

Le Contrôleur Spécifique

CAILLIAU DEDOUT ET ASSOCIES

Laurent BRUN

CAILLIAU DEDOUT ET ASSOCIES

19, rue Clément Marot, 75008 Paris

ANNEXE

Montants après prise en compte des émissions obligataires réalisées du [•] [•] au [•] [•], y compris la présente émission de [•] (date de règlement [•] [•])

En million d'euros	Estimé	Prévisionnel
	Au [•] [•]	Au [•] [•]
Total des emplois	[•]	[•]
Total des ressources bénéficiant du privilège mentionné à l'article L.515-19 du Code monétaire et financier	[•]	[•]

GENERAL INFORMATION

1 This Base Prospectus has received visa n°07-256 from the AMF on 16 July 2007. Application has been made to list and admit the Notes to trading on the Eurolist by Euronext of Euronext Paris S.A. and/or on any other regulated market in a Member State of the European Economic Area (“EEA”). At the same time, application has been made for the notification of a certificate of approval released to the *Commission de surveillance du secteur financier* in Luxembourg, both of approval and notification being made by the AMF in its capacity as competent authority under the Article 212-2 of its *Règlement Général* which implements the Prospectus Directive. In compliance with Article 18 of the Prospectus Directive, such notification may also be made at the Issuer’s request to any other competent authority of any other Member State of the EEA.

2 The Issuer has obtained all necessary consents, approvals and authorisations in the Republic of France in connection with the establishment of the Programme.

The establishment of the Programme was authorised by a decision of the Board of Directors (*Conseil d’administration*) of the Issuer passed on 21 March 2000.

Any drawdown of Notes under the Programme, to the extent that such Notes constitute *obligations*, requires the prior authorisation of (i) the Board of Directors (*Conseil d’administration*) of the Issuer or (ii) the Ordinary General Meeting of the Issuer’s shareholders if (a) the *statuts* of the Issuer so require or (b) such Ordinary General Meeting decides itself to exercise such authority.

Any drawdown of Notes, to the extent that such Notes do not constitute *obligations*, fall within the general powers of the *directeur général* or a *directeur général délégué* of the Issuer.

3 It should be noted that the Programme Limit (Euro 75,000,000,000) defined in section “Overview of the Programme” is subject to quarterly certification of the specific controller. Except as disclosed in this Base Prospectus, there has been no significant change in the financial or trading position of the Issuer since 31 December 2006 and no material adverse change in the financial position or prospects of the Issuer since 31 December 2006.

4 Each definitive Materialised Note, Receipt, Coupon and Talon will bear the following legend: “Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code”.

5 Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg which are entities in charge of keeping the records. The Common Code, the International Securities Identification Number (ISIN) and the identification number for any other relevant clearing system for each Series of Notes will be set out in the relevant Final Terms.

The address of Euroclear is 1 boulevard du Roi Albert II, 1210 Bruxelles, Belgium and the address of Clearstream, Luxembourg is 42 avenue John Fitzgerald Kennedy, L-1855 Luxembourg, Grand-Duchy of Luxembourg.

6 Dematerialised Notes will be inscribed in the books of Euroclear France (acting as central depository). Dematerialised Notes which are in registered form (au nominatif) are also inscribed either with the Issuer or with the registration agent.

The address of Euroclear France is 115 rue Réaumur, 75081 Paris Cedex 02, France

- 7 For so long as Notes may be admitted to trading on the Eurolist by Euronext of Euronext Paris S.A., the following documents will be available, during usual business hours on any weekday (Saturdays and public holidays excepted), at the office of the Fiscal Agent and the Paying Agents:
- (i) the Amended and Restated Agency Agreement;
 - (ii) the *statuts* of the Issuer in both French and English;
 - (iii) the annual accounts of the Issuer for the financial year ended 31 December 2005 and for the financial year ended 31 December 2006; and
 - (iv) the latest quarterly borrowing programme of the Issuer and the specific controller's certificate relating thereto which are usually delivered at the beginning of each quarter.
- 8 The non-consolidated accounts of the Issuer are audited and are published on an annual basis. The Issuer also produces unaudited interim financial information.
- 9 For so long as Notes may be admitted to trading on the Eurolist by Euronext of Euronext Paris S.A., the following documents will be available, on the website of the Autorité des marchés financiers:
- (i) the Final Terms for Notes that are listed and admitted to trading on the Eurolist by Euronext of Euronext Paris S.A., and any other Regulated Market;
 - (ii) this Base Prospectus together with any supplement to this Base Prospectus or further Base Prospectus; and
 - (iii) the documents incorporated by reference in this Base Prospectus.
- 10 Pursuant to Article R.515-13 IV of the French *Code monétaire et financier* (formerly Article 9-IV of the Decree no.99-710 dated 3 August 1999), the specific controller certifies that the rule providing that the amount of eligible assets of the Issuer is greater than the amount of liabilities benefiting from the *Privilège* is satisfied on the basis of a quarterly borrowing programme and for any issue of Obligations Foncières in a principal amount equal to or above Euro 500 million or its equivalent in the currency of issue.
- 11 PricewaterhouseCoopers Audit, 63, rue de Villiers, 92200 Neuilly sur Seine, France and KPMG Audit, 1, Cours Valmy, 92923 La Défense Cedex, France (both entities regulated by the Haut Conseil du Commissariat aux Comptes and duly authorised as Commissaires aux comptes) have audited and rendered audit reports on the financial statements of the Issuer for the years ended 31 December 2005 and 31 December 2006.

PERSON RESPONSIBLE FOR THE INFORMATION GIVEN IN THE BASE PROSPECTUS

In the name of the Issuer

We declare, having taken all care to ensure that such is the case and to the best of our knowledge, that the information contained in this Base Prospectus is in accordance with the facts and that it contains no omission likely to affect its import.

The historical financial data presented in the Base Prospectus 2006 dated 1 August 2006 and in the Prospectus Supplement dated 16 April 2007 (both documents are incorporated by reference in this Base Prospectus) have been discussed in the statutory auditors' report found on pages 138 and 139 of the Base Prospectus 2006 and pages 83 to 85 of the Prospectus Supplement, which both contain observations.

Compagnie de Financement Foncier
19, rue des Capucines
75001 Paris
France

Duly represented by: François Veverka
Duly authorised



Autorité des marchés financiers

In accordance with Articles L.412-1 and L.621-8 of the French *Code monétaire et financier* and with the General Regulations (*Règlement Général*) of the *Autorité des marchés financiers* (AMF), in particular Articles 212-31 to 212-33, the AMF has granted to this Base Prospectus the visa No. 07-256 on 16 July 2007. This document may only be used for the purposes of a financial transaction if completed by Final Terms. It was prepared by the Issuer and its signatories assume responsibility for it. In accordance with Article L.621-8-1-I of the French *Code monétaire et financier*, the visa was granted following an examination by the AMF of "whether the document is complete and comprehensible, and whether the information it contains is coherent". It does not imply that the AMF has verified the accounting and financial data set out in it. This visa has been granted subject to the publication of Final Terms in accordance with Article 212-32 of the AMF's General Regulations, setting out the terms of the securities being issued.

Registered Office of the Issuer

Compagnie de Financement Foncier

19, rue des Capucines
75001 Paris
France

Principal Place of Business of the Issuer

4, Quai de Bercy
94224 Charenton Cedex
Telephone : +33 1 57 44 92 20

Arranger

Deutsche Bank AG, Paris Branch

3, avenue de Friedland
75008 Paris
France

Dealers

ABN AMRO Bank N.V.

250 Bishopsgate
London EC2M 4AA
United Kingdom

BNP PARIBAS

10 Harewood Avenue
London NW1 6AA
United Kingdom

Crédit Foncier de France

19, rue des Capucines
75001 Paris
France

Deutsche Bank AG, London Branch

Winchester House
1 Great Winchester Street
London EC2N 2DB
United Kingdom

HSBC France

103, avenue des Champs Elysées
75008 Paris
France

Merrill Lynch International

Merrill Lynch Financial Centre
2 King Edward Street
London EC1A 1HQ
United Kingdom

Barclays Bank PLC

5 The North Colonnade
Canary Wharf
London E14 4BB
United Kingdom

CALYON

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92920 Paris La Défense Cedex
France

Credit Suisse Securities (Europe) Limited

One Cabot Square
London E14 4QJ
United Kingdom

Dresdner Bank Aktiengesellschaft

Juergen-Ponto-Platz 1
D-60 301 Frankfurt
Germany

J.P. Morgan Securities Ltd.

125 London Wall
London EC2Y 5AJ
United Kingdom

Morgan Stanley & Co. International plc

25 Cabot Square
Canary Wharf
London E14 4QA
United Kingdom

NATIXIS
45, rue Saint Dominique
75007 Paris
France

Société Générale
29, boulevard Haussmann
75009 Paris
France

Nomura International plc
Nomura House
1 St Martin's-le-Grand
London EC1A 4NP
United Kingdom

UBS Limited
1 Finsbury Avenue
London EC2M 2PP
United Kingdom

**Fiscal Agent, Principal Paying Agent, Redenomination Agent,
Consolidation Agent and Calculation Agent**

Deutsche Bank AG, London Branch

Winchester House
1 Great Winchester Street
EC2N 2DB London
United Kingdom

Paying Agents

Luxembourg Paying Agent
Deutsche Bank Luxembourg
S.A.
2, boulevard Konrad Adenauer
L-1115 Luxembourg
Luxembourg

Paris Paying Agent
Crédit Foncier de France
4, Quai de Bercy
94224 Charenton Cedex
France

Frankfurt Paying Agent
Deutsche Bank
Aktiengesellschaft
Grosse Gallustrasse 10-14
60272 Frankfurt am Main
Germany

Listing Agent

Luxembourg Listing Agent
Deutsche Bank Luxembourg S.A.
2, boulevard Konrad Adenauer
L-1115 Luxembourg
Luxembourg

Auditors to the Issuer

PricewaterhouseCoopers
Audit
63, rue de Villiers
92200 Neuilly sur Seine
France

KPMG Audit
1, Cours VALMY
92923 La Défense Cedex
France

Legal Advisers

To the Issuer

Freshfields Bruckhaus Deringer

2-4, rue Paul Cezanne

75008 Paris

France

To the Dealers

Linklaters LLP

25, rue de Marignan

75008 Paris

France