

Press and analyst meeting

Half year figures 2008

Tuesday 5 August 2008

AGENDA

1. Description of the portfolio
2. Important facts of the 1st half year 2008
3. Financial results 30.06.2008
4. Real estate market
5. Outlook 2008

1. Description of the portfolio

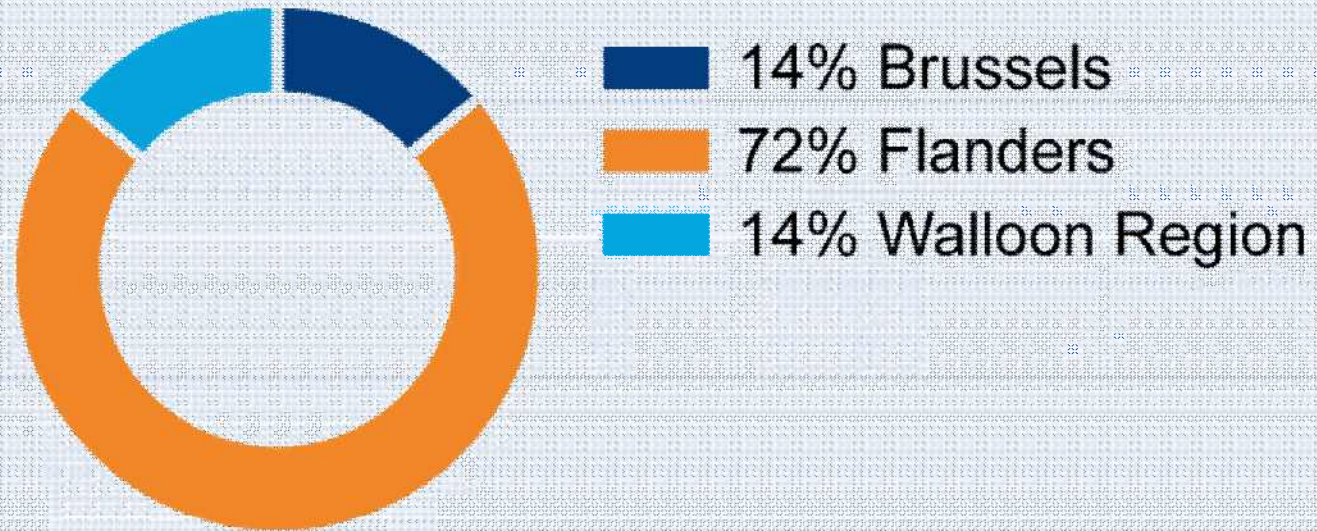
Description of the portfolio

- Commercial real estate type
 - Inner-city locations
 - Retail warehouses

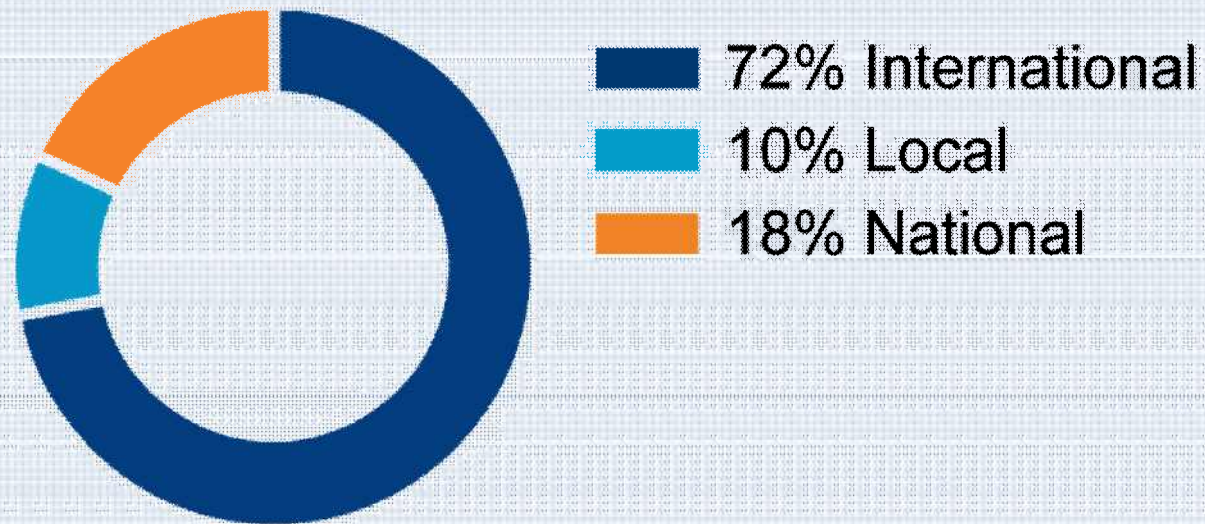


- Occupancy rate
 - 99,3 % on 31.12.2007
 - 99,2 % on 30.06.2008

Geographic spread



Region of activity tenants



2. Important facts of the 1st half year 2008

Important facts

Investments

- Opening of commercial project Julianus in Tongeren
- Redevelopment Wooncentrum Van de Ven in Olen
- Redevelopment Vilvoorde

Rent renewals

Opening of commercial project Julianus in Tongeren

- Successfully opened: 13 March 2008
- Investment value: € 17,4 million
- Fair value 30.06.2008: € 22,3 million
- Entirely let: H&M, Kruidvat, JBC, Torfs Schoenen, Essenza, Bestsellers, Bel Company, Veritas, Zanier, Deloberge, etc.
- Surroundings modified by city of Tongeren ongoing
- Contributed to operating result of 30.06.2008 with € 0,6 million



Redevelopment Olen

- Demolition works have started in December 2007
- Council of State: rejected request for suspension of building permit
- Request for cancellation of building permit pending
- Commercial actions restarted



Redevelopment Vilvoorde

- Built surface area: $\pm 2.720 \text{ m}^2$ ($\pm 1.113 \text{ m}^2$ lettable commercial area)
- High quality architectural design
- Building commercial space and 11 luxury apartments
- Delivery H&M: beginning of June 2008
- Delivery luxurious apartments: end 2008
- 9 apartments already sold



Rent renewals starting in 2008

	Tenant	Start date	Old rent / m ²	New rent / m ²	Increase in %	Discounts
RETAIL WAREHOUSES						
Flemish Region	Decoration	01/08/2008	€ 75	€ 95		1st year: € 7.992 2nd year: € 3.996
Flemish Region	Kitchens	01/09/2008	€ 77	€ 84		
Walloon Region	Food	16/10/2008	€ 78	€ 90		
Walloon Region	Food	01/12/2008	€ 78	€ 95		
Increase retail warehouses:					18,2 %	
INNER CITY SHOPS						
Turnhout	Clothing	01/02/2008	€ 204	€ 284		1st year: € 60.000 2nd year: € 30.000
Moeskroen	Perfume	01/03/2008	€ 172	€ 191		
La Louvière	Clothing	01/08/2008	€ 299	€ 342		
Brussels	Clothing	01/08/2008	€ 119	€ 148		
Liège	Services	09/08/2008	€ 753	€ 896		
Brussels	Decoration	01/09/2008	€ 93	€ 110		
Ghent	Shoes	01/11/2008	€ 458	€ 792		
Increase inner city shops:			€ 2.098	€ 2.763	31,7 %	

3. Financial results

30.06.2008

A. Evolution of the portfolio

	30.06.2008	30.06.2007
Fair value investment properties (€ 000)	322.059	276.071
Value property developments (€ 000)	8.527	16.684
Current rents (€ 000)	20.451	18.674
Yield (%)	6,3	6,8
Current rents, including ERV on vacant properties (€ 000)	20.626	19.457
Yield if fully let (%)	6,4	7,1
Occupancy rate (%)	99,2	96,0

B. Consolidated P & L account 30.06.2008

(in € 000)	30.06.2008	30.06.2007
Rental income	9.942	8.866
Rental related expenses	141	-419
Property management related expenses and income	-2	-52
Property result	10.081	8.395
Property charges	-1.085	-1.830
General costs and other operating income and expenses	-645	-514
Operating result before result on the portfolio	8.351	6.051
Result on disposals of investment properties	87	-207
Changes in the fair value of investment properties	15.984	10.473
Operating result	24.422	16.317
Financial result	-2.832	-2.178
Taxes	-51	0
Net result	21.539	14.139

C. Consolidated balance sheet 30.06.2008

ASSETS (in € 000)	30.06.2008	31.12.2007
Fixed assets	331.400	313.413
Intangible fixed assets	8	18
Investment properties	322.059	291.382
Developments projects	8.527	21.556
Other tangible fixed assets	289	379
Financial fixed assets	499	60
Trade receivables and other tangible fixed assets	18	18
Current assets	8.267	18.563
Assets held for sale	579	12.133
Trade receivables	977	675
Tax receivables and other current assets	5.070	4.085
Cash and cash equivalents	1.193	1.486
Deferred charges and accrued income	448	184
Total assets	339.667	331.976

C. Consolidated balance sheet 30.06.2008

SHAREHOLDERS' EQUITY AND LIABILITIES <i>(in € 000)</i>	30.06.2008	31.12.2007
Shareholders' equity	202.209	187.762
Non current liabilities	90.851	67.178
Provisions	215	195
Non current financial debts	90.571	66.608
Other non current liabilities	65	69
Deferred tax liabilities	0	306
Current liabilities	46.607	77.036
Current financial debts	37.576	62.754
Trade debts and other current debts	4.421	10.625
Other current liabilities	3.307	2.341
Accrued charges and deferred income	1.303	1.316
Total shareholders' equity and liabilities	339.667	331.976

D. Data per share

	30.06.2008	30.06.2007
Number of shares	5.078.525	5.078.525
Net asset value (fair value) (€)	39,82	35,10
Net asset value (investment value) (€)	41,44	36,48
Operating distributable result (€ 000)	5.370	3.873
Result on portfolio (€ 000)	16.071	10.266
Gross dividend (€)	1,06	0,77
Net dividend (€)	0,90	0,65
Share price on closing date (€)	30,68	36,00
Discount/premium to net asset value (fair value) (%)	-23 %	3 %

4. Real estate market

Real estate market

- Inner city shops
 - Strong activity
 - Increasing rents, rental growth is slowing down in 2008
- Shopping centers
 - High activity
 - Increasing rents
 - Top rents € 1.100/m²/year

Real estate market

- Retail warehouses
 - High activity: interest of inner city tenants continues
 - Increasing rents (top rents € 125 to € 150/m²)
 - Retail parks show increasing rents
 - Stand alone units - less interest, no rental increase
- Investments
 - Low offer/high demand
 - Prime yields do not suffer
 - Retail warehouses: clear shift between “top” quality and “average” quality

5. Outlook 2008

Outlook 2008

- Higher dividend due to sale of Factory Shopping Messancy, opening of commercial centre Julianus in Tongeren and acquisition of Heytens portfolio: estimate between € 2,00 and € 2,10 (€ 1,47 in 2007)
- Further real rental growth due to active asset management
- Finalization of Vilvoorde
- Redevelopment of Van De Ven Olen
- Further investments depending on the market (more likely in retail warehousing)
- Financial markets ?

Questions ?

