



Annual results 2009

March 8th , 2010





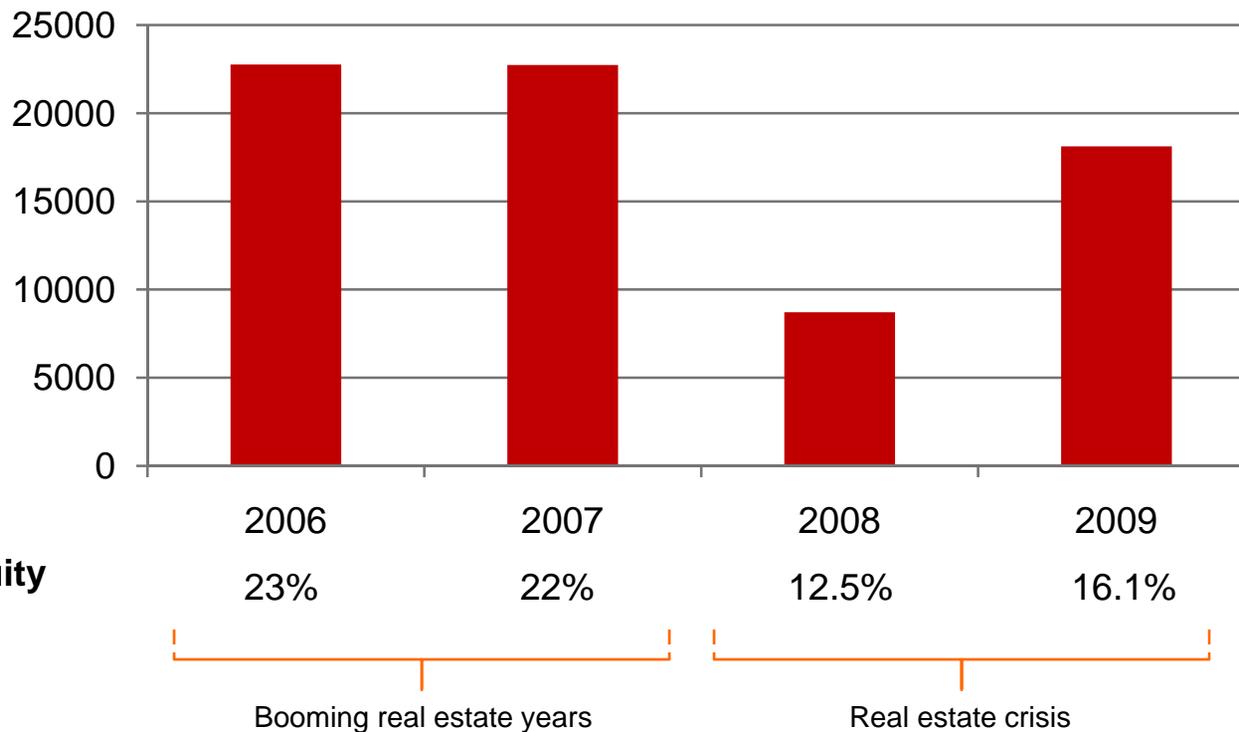
AGENDA

- ❑ Introduction
- ❑ Important events of the year 2009 at a glance
- ❑ Portfolio description
- ❑ Analysis of the results
- ❑ Forecasts
- ❑ Financial calendar

INTRODUCTION

- Banimmo's business model performs well, and is more pro-active than most REIT's
- Banimmo's business model is resistant to the crisis. Despite difficult real estate markets, Banimmo has sold 4 assets in 2009

Evolution of net current result since 2006 (in K €)

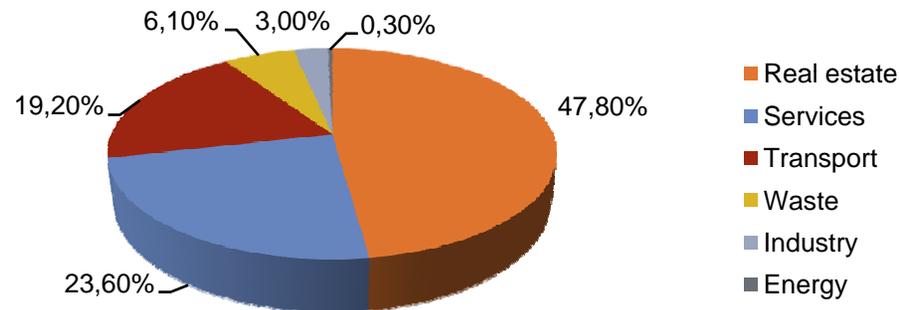


Return on Equity
(economical)

INTRODUCTION

- Impact of new regulation on efficiency of buildings
 - Real estate is one of the biggest CO₂ contributors

Distribution of CO₂ emissions in the Brussels Region (Source: Plan d'allocation 2005-2007 de la Région de Bruxelles-Capitale)



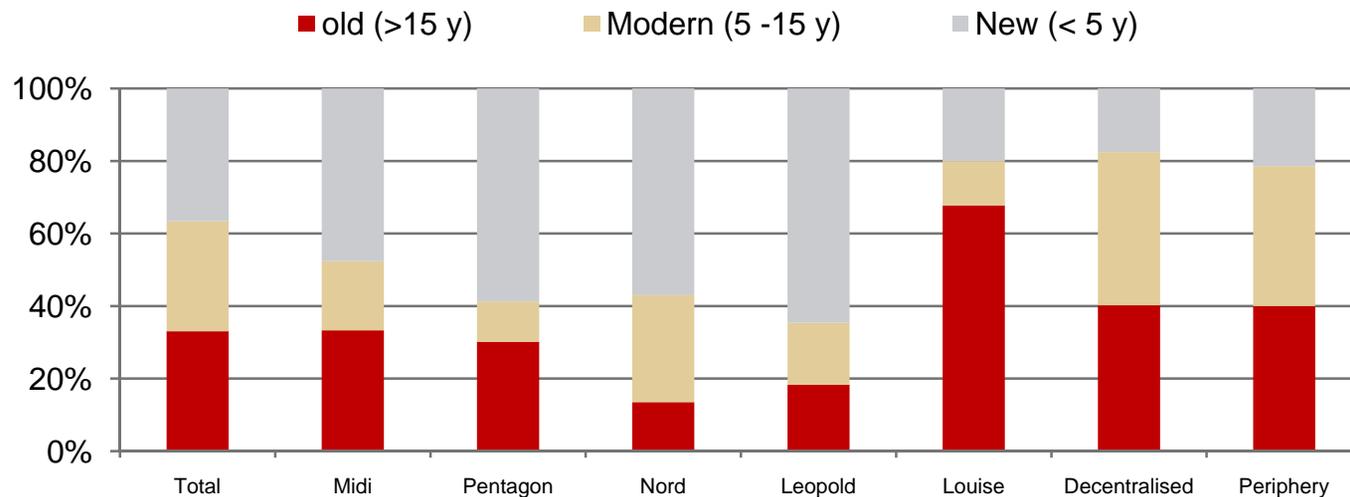
- Stringent regulation on the energy efficiency of buildings (introduction of performances certificates) drives the demand for sustainable buildings
- Additionally, energy efficiency and corporate image become a major concern for tenants
- **Growing pressure to upgrade existing buildings will increase stock of obsolete buildings**

INTRODUCTION

□ Impact of this regulation on Banimmo

- More outdated buildings that are not compliant with new regulation standards will be more difficult to let
- Renovation works will be increasingly subject to environmental compliance. Not all investors are willing nor are equipped to meet those challenges
- **Increasing stock of obsolete assets represents a huge opportunity for Banimmo**

Distribution of vacancy by age class (31/12/2009 Source: Jones Lang Lasalle)



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IMPORTANT EVENTS OF YEAR 2009 AT A GLANCE

❑ Investments

- Marché Saint-Germain 3,179 m²

❑ Divestments

- Atlantic House 29,375 m²
- Sirius (let to Mobistar) 29,600 m²
- Kruger Center 12,718 m²
- Picardie Park 4,077 m²

❑ Developments

- Sirius and Arts 27 building completed in September/October 2009

❑ Commercial letting activity

- New rentings in Alma Court (4,652 m²), North Plaza (3,268 m²), Prins B. 5 (1,687m²)
Atlantic House, Corvettes, Clamart...

❑ Refinancing of bank debts strengthening the balance sheet

INVESTMENTS

Marché Saint-Germain

- ❑ **Localisation**
 - Centre of Paris
 - Quartier Saint-Germain des Prés
- ❑ **Specifications**
 - 3,179 m² retail space on ground floor (3,924 m² total ground area)
- ❑ **Acquisition**
 - November 24th, 2009
 - Amount : €29.6 Mio (Cost included)
- ❑ **Tenant**
 - 16 different tenants
 - Occupancy rate of 91 %
- ❑ **Rental level**
 - Gross rent of €2,100 K
- ❑ **Strategy**
 - A dynamic management policy taking into account the market evolution in the coming months.
 - Attract new retail shops that are more in line with the outstanding location



DIVESTMENTS

□ Atlantic House

- Disposal through the private issue of real estate certificates placed by Bank Degroof
- Transaction values the building at €30.8 mio
- Realized net capital gain of € 1.5 mio (provisions for rental guarantee of an amount of € 1.8 mio deducted)
- Banimmo keeps 15% of certificates (value of € 3.25 mio). Therefore, only 85% of capital gain is recognized

□ Sirius

- Disposal of the Sirius building (rented by Mobistar) to the German closed-end fund Signa
- Transaction values the building at €70 mio
- Realized net capital gain (provisions for rental guarantee deducted) of € 15.38 mio

DIVESTMENTS

❑ Kruger Center

- Disposal of the Kruger Center, a retail Center of 12,718 m² in Eeklo
- Transaction values the building at €17 mio
- Realized capital gain of €0.67 mio recognized on two financial years (2009 and 2010)

❑ Picardie Park

- Sale of a small office building (4,077 m²) considered as not strategic

Despite difficult market conditions, Banimmo has been able to continue its strategy and sell 4 assets

Those sales represent a total amount of €120 M

DEVELOPMENTS

Sirius

- ❑ Localisation
 - Avenue du Bourget, 3 in Evere
 - Brussels decentralized
- ❑ Specifications
 - 29,500 m²
 - 6 floors (GL +5)
 - 3 basement floors with 630 parking spots
- ❑ Tenant
 - Mobistar (100%)
 - Leasing contract of 15 years (fixed)
- ❑ Construction completion
 - September/October 2009
- ❑ Rental level
 - €4,654 K (as of April 2010) (without long lease charge)
- ❑ Sold in November 2009 to Signa
- ❑ IRR of 45%



DEVELOPMENTS

Arts 27

❑ Localisation

- Avenue des Arts, 27 in Brussels
- Brussels Central Business District (CBD)

❑ Specifications

- 3,700 m²
- 9 floors (GL +8)
- 2 basement floors with 35 parking spots

❑ Construction completion

- September/October 2009

❑ Tenant

- Ground level rented to Citibank and one other floor also rented
- Interest from different candidates



DEVELOPMENTS

North Plaza

- Renovation works started at the end of 2009
- First new renting has been concluded

Da Vinci H5

- Start of heavy renovation works
- Pre-letting on the basis of a 6/9 rental agreement

Prins B.5

- Departure of previous tenant at the end of 2009, as foreseen
- Renovation works in progress
- Partially let

Vaugirard (retail gallery in Paris)

- Start of heavy renovation works at the end of 2009

Dolce

- Finalisation of heavy refurbishment in Dolce Chantilly
- Completion of new Spa Center in Dolce La Hulpe
- A new wing of the complex will be delivered to a specific occupant based on a firm ten-year lease.



LETTING ACTIVITY DURING 2009

□ Commercial letting activity (new rentings signed in 2009)

Name building	Surface rented	Financial rental impact 2010	Financial rental impact 2011
Alma Court	4,652 m ²	None	€ 371K
Atlantic House	1,318 m ²	None (sold)	None (sold)
Picardie	225 m ²	None (sold)	None (sold)
Prins B. 5	1,687 m ²	€ 209 K	€ 209 K
Diamond	699 m ²	€ 103 K	€ 103 K
Da Vinci H5	2,554 m ²	€ 101 K	€ 243 K
North Plaza	3,268 m ²	None	€ 324 K
Corvettes	939 m ²	€ 139 K	€ 139 K
Clamart	1,480 m ²	€ 267 K	€ 294 K
Les Jardins des Quais (Bordeaux)	501 m ²	€ 110 K	€ 110 K
Total	17,324 m²	€ 929 K	€ 1,793 K

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REAL ESTATE PORTFOLIO

□ Investment properties ⁽¹⁾

Name	Localisation	Total lettable area (GLA m ²)	Parking places	Number of tenants	Occupancy rate ²
Alma Court	Zaventem	16,042	280	7	96%
Antwerp Expo	Antwerp	22,635	400	1	100%
Arts 27	Brussels	3,734	35	2	8%
Athena Business Center	Vilvoorde	18,180	333	5	88%
Da Vinci H3	Brussels	12,449	100	1	100%
Da Vinci H5	Brussels	3,753	74	1	100% ³
Diamond	Brussels	13,670	269	2	72%
Evere	Brussels	6,350	129	1	100%
Lozana	Antwerp	6,976	187	1	100%
North Plaza	Brussels	13,630	146	3	47%
Prins B. 5	Kontich	6,563	218	1	26%
Les Corvettes	Colombes	14,215	476	12	71%
Clamart	Clamart (Paris)	8,015	230	26	94%
Fontenay	Fontenay-sous-Bois	1,970	93	1	100%
Marché Saint-Germain	Paris	3,179	-	16	91%
Saran I + II	Saran (Orléans)	2,955	110	3	100%
Vaugirard	Paris	2,083	28	13	100% ³

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March 8th, 2010



(1) According to IFRS standards (IAS 40)

(2) Occupancy rate based on leased areas compared to available areas

(3) Vaugirard and Da Vinci H5 are being renovated and non-occupied areas are therefore not available for renting.

REAL ESTATE PORTFOLIO

□ Development properties

Name	Localisation	Total lettable area (GLA)
Ans	Ans	91,655 m ²
Da Vinci H2	Brussels	6,805 m ² (building permit for 20.000 m ² GLA)

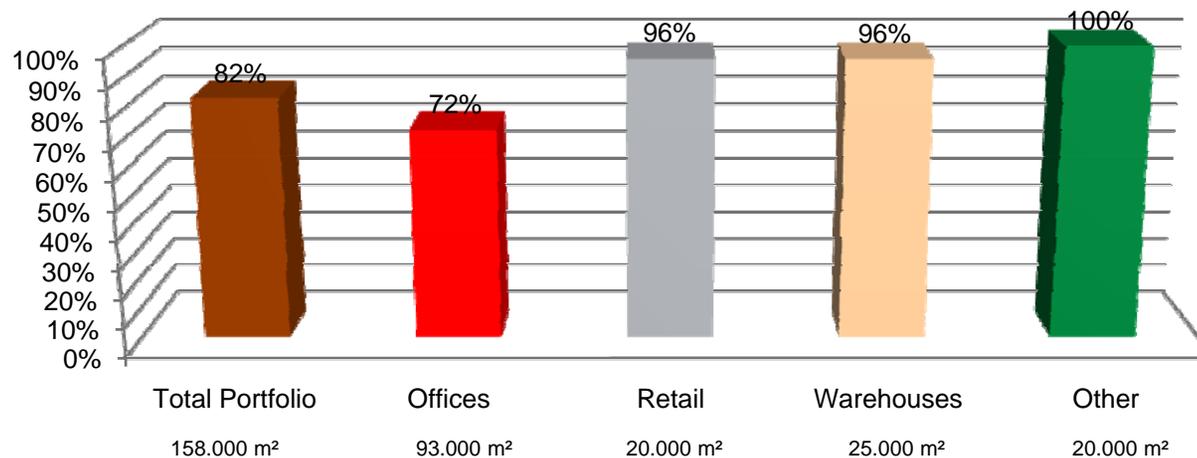
□ Properties held in JV

Name	Localisation	Total lettable area (GLA)	Parking places	Number of tenants	Occupancy rate
Dolce La Hulpe	La Hulpe	35,977	538	1	100%
La Hulpe (Office building)	La Hulpe	4,450	160	1	100%
Dolce Chantilly	Vineul St-Firmin	17,000	300	1	100%
Les Jardins des Quais	Bordeaux	25,334	770	46	82%
The Loop (Flanders Expo)	Gent	Area of 454,645	-	-	-

OCCUPANCY RATE

Investment properties

- Year on year decrease of the occupancy rate ⁽¹⁾ : 82% for the investment portfolio vs. 89% on 31/12/2008
- Decrease mainly the result of:
 - Sale of well-rented investments (Kruger Center, Atlantic House)
 - Departure of tenants in order to start planned renovation works (e.g. North Plaza, Prins B.5, Vaugirard)
 - Completion of Arts 27, currently having an occupancy rate of 8%



(1) Based on leased areas compared to available area

RENTAL INCOME

□ Investment properties

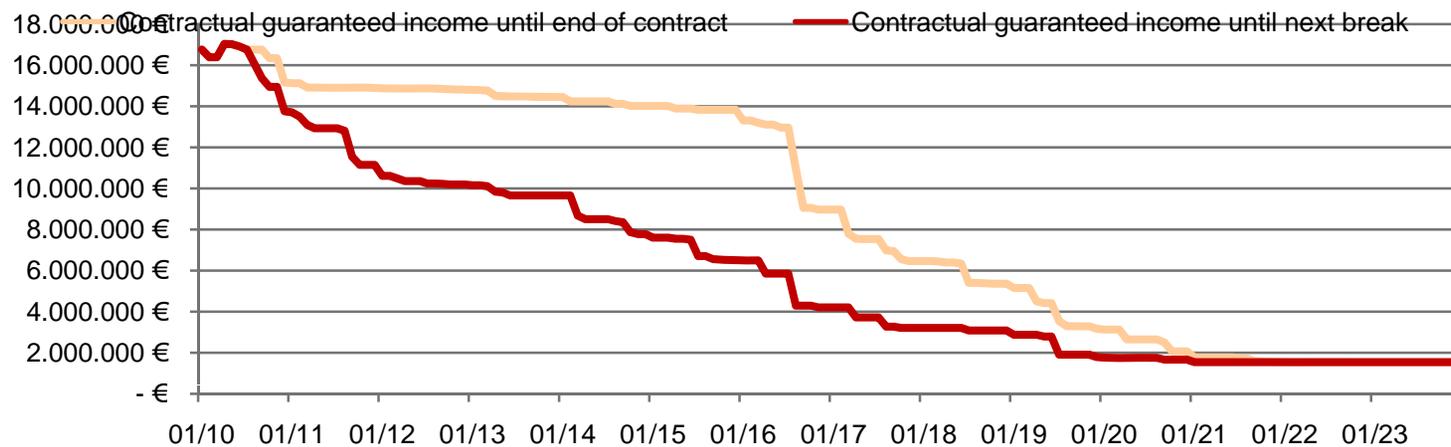
- Annual gross rental income of €17.7 M based on signed leases on 31/12/2009
- Gross rental yield of 7.3% on fair value
- ERV⁽¹⁾ of €22.9 M for investment properties implying gross yield of 9.5%
- **Total ERV of €25.1 M** taking into account leasing up of Les Jardins des Quais (50%) and office buildings on the Dolce La Hulpe-site (49%)

RENTAL INCOME

Contractual guaranteed rental income of investment properties

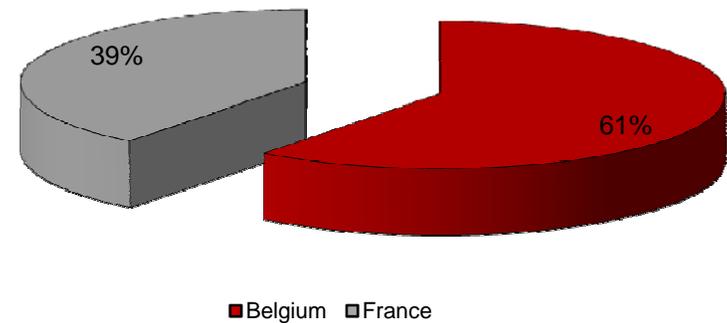
- The average residual duration of all leases in force at 31/12/2009 is 4.8 years (until next break) and 7.1 years (until contractual end of leases).
- The shorter duration compared to REIT's is in line with Banimmo's business model; "acquire class B assets whose rents are reversionary, renovate and reposition them with new leases and eventually sell them"

Contractual guaranteed rental income (31/12/2009) (in €)



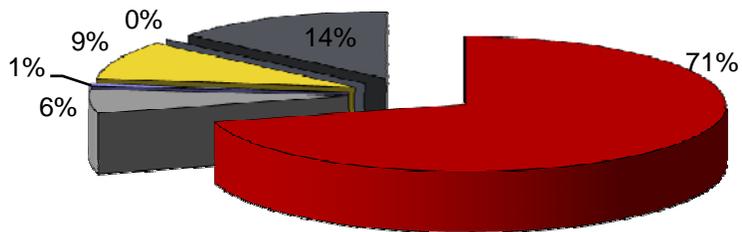
PORTFOLIO DISTRIBUTION

- Portfolio value: €341 M⁽¹⁾ (vs. €390 M on 31/12/2008)
 - IPO objective in 2007: reach €500 M level by year-end 2009 is not achieved
 - NAV of €143 M
- Year on year variation mainly due to combination of:
 - Positive impact due to progression of current developments (and Arts 27) and acquisition of Marché Saint-Germain
 - Sale of 4 properties
 - Negative revaluation on existing portfolio
- Value underestimated:
 - Accounting value of conference centers (IAS 16) based on acquisition cost (+ capex) (versus DCF methodology for expert)
 - Fair market value (IAS 40) not suited for buildings being refurbished
- Portfolio made up of 25 sites in Belgium and France (158,000 m² for the investment portfolio)



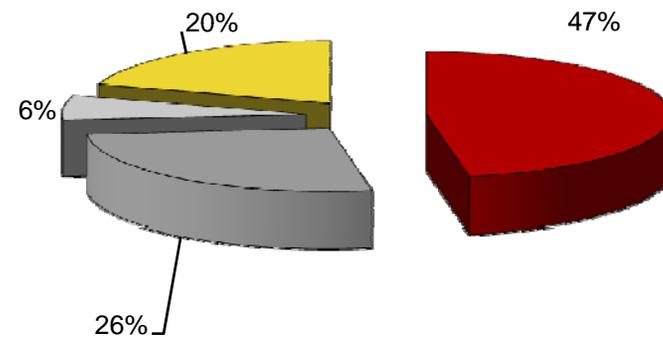
PORTFOLIO DISTRIBUTION

Distribution by investment type



- Investments
- Montea
- Stocks
- Joint ventures (excl. Dolce)
- Developments
- Dolce Conference centers

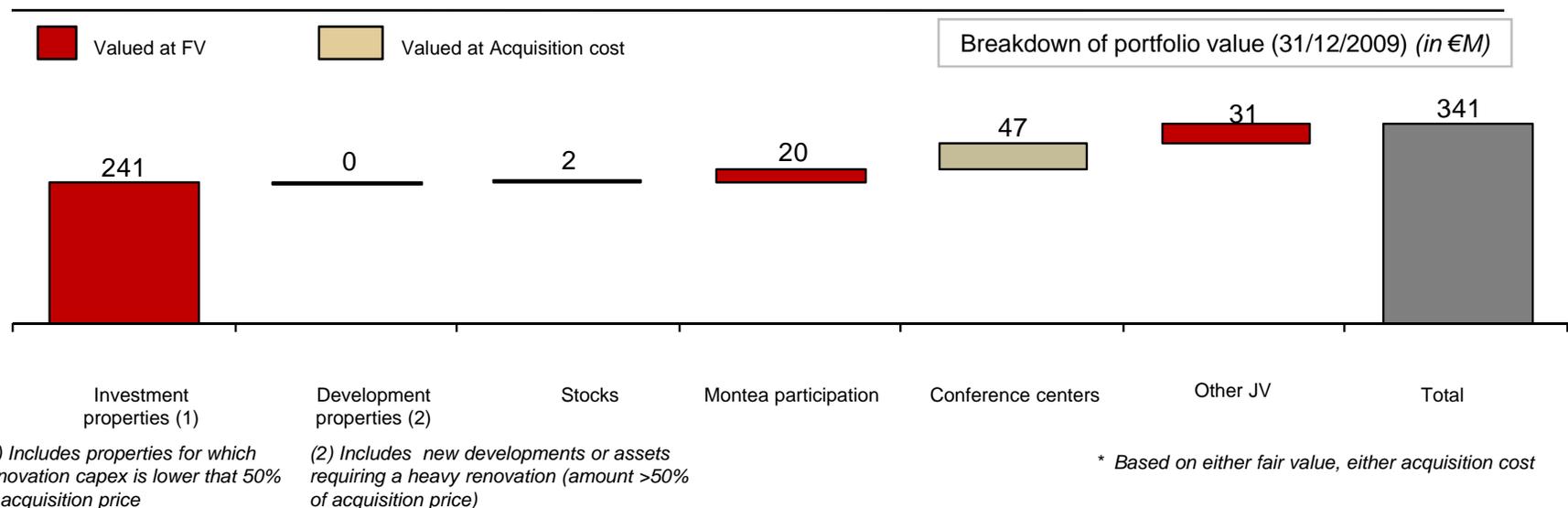
Distribution by type of asset



- Offices
- Retail
- Warehouse
- Other (Conference centers...)

PORTFOLIO DISTRIBUTION

- Portfolio of €341 M* (IFRS), compared to Shareholder funds of €143 M
- Value under-valued:
 - Valuation of conference centers at acquisition value (and not market value) due to imposed accounting principles
 - Valuation of development projects at their acquisition cost (for the time being)
 - Conservative valuation of investment properties done by independent expert (e.g. capital gain on Gérardchamps sold in December 2008, capital gain of €10 M for asset Capellen sold in December 2007 and capital gain on Atlantic House sold in July 2009)
 - NAV methodology is not a relevant approach because of the important under-valuation of the portfolio and the current developments



RECONCILIATION BETWEEN PORTFOLIO VALUE AND BALANCE SHEET

Portfolio value: €341 M

versus

Balance sheet amounts

	In %	Value (in €M)	Valuation Method
Investments	71%	241	Recycling of marketvalue delivered to the banking syndicate
Developments	0%	0	Acquisition cost (value in transition)
Stocks	0.5%	2	Fair-Value by ext. valuer
Montea (REIT)	6%	20	Pro-rate participation Banimmo in Shareholders Funds Montea
Joint-Ventures (excl. conference centers)	9%	31	Fair-Value by ext. valuer (share Banimmo)
Conference centers	13.5%	47	Acquisition cost (+capex) (share Banimmo 49%)
Total	100%	341	

Balance sheet amount (in €M)	Comment
233	Difference linked to fiscal impact deducted from fair-value
0	
1	
20	
21	The project Jardins des Quais is partially accounted in "LT financial assets" and in "Participations in companies held by the equity method". Project The Loop is also accounted in "Participations in companies held by the equity method"
12	Part of the conference centers is being accounted as "LT receivable", for an amount of €12,25 millions and for a small part in "Participations in companies held by the equity method".
287	

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INCOME STATEMENT

€ '000	2007	2008	2009
Net rental income	10,937	15,178	16,159
Other income (commissions on JV)	2,729	831	1,300
Share in the result of companies accounted by the equity method	169	(427)	(2,442)
Recurrent income	13,835	15,582	15,017
Operational costs	(8,175)	(7,301)	(8,421)
(Recurring current result) REBIT	5,660	8,281	6,597
Net result of sale on real estate operations & companies accounted EM	23,117	7,075	18,011
(Current result) EBIT	28,777	15,357	24,608
Net financial costs	(5,431)	(6,119)	(7,063)
EBT	23,346	9,238	17,545
Taxes	(404)	(526)	571
Net current result	22,943	8,712	18,117
Deferred taxes	862	930	6,671
Variations of fair value on investment buildings	(1,544)	(3,477)	(11,649)
Variations of fair value on hedging instruments	474	(1,917)	(2,134)
Net Result	22,734	4,248	11,006

KEY ELEMENTS OF THE INCOME STATEMENT

- ❑ **Net rental income: €16,159 K vs. €15,178 K on 31/12/2008 (increase of 6.5%)**
 - Increase of occupancy rate fro some buildings(Clamart, Atlantic House, Alma Court, Diamond, etc.)
 - Change in scope compared to 2008: new buildings such as Marché Saint-Germain (only +/-1 month)
 - One asset sold at mid-year (Atlantic House) . Two assets sold at year-end (Kruger Center and Picardie Park sold in December): limited impact on net rental income

- ❑ **Contribution companies accounted by the equity method: €-2,442 K vs. €-427 K on 31/12/2008**
 - Negative nominal contribution substantially due to fair value adjustments:
 - **France (€569 K)**
 - Positive commercial evolution for Les Jardins des Quais: increase of occupancy and positive impact on fair value of asset value (€44.4 M)

 - **Belgium(€3,011 K)**
 - Montea (-€2,497K)
 - Increase of operational result to €13.4 M (increase of 17% vs. 2008)
 - Substantial impact of non-cash IFRS items: €-2.1 M mark to market swaps, €-16.0 M FV valuation
 - Consolidated IFRS result: €-10.7 M
 - Dividends received (2009): €1,743 K versus €935 K in 2008

KEY ELEMENTS OF THE INCOME STATEMENT

➤ Belgium(€3,011K) (*continued*)

- **La Hulpe and Chantilly (€-391 K) if centers remain valued at acquisition cost less depreciation**
 - Decrease of EBITDA: €5.19 M versus €7.72 M
 - Smaller depreciation charge versus previous years (€ 1.98 M vs. €4.71 M in 2008)
 - Outstanding consolidated long term bank credit on 31/12/2009 of €58.0 M
 - Good start of 2010 (both La Hulpe as Chantilly)

In '000 €	La Hulpe 31/12/2008	La Hulpe 31/12/2009	Chantilly 31/12/2008	Chantilly 31/12/2009	Consolidated 31/12/2009
Turnover	20.025	17.929	15,689	13.308	31.237
EBITDA	4.500	3.276	3.707	1.916	5.193
Occupancy rate	62%	58%	65%	62%	-
ADR	147.2	127.5	145.9	129.2	
RevPar	91.2	73.8	94.6	79.9	

- **The Loop**
 - No significant accounting impact during 2009
 - Projects are progressing: after the opening of IKEA at the end of December 2008, Grondbank the Loop prepares a second infrastructure phase: the permits for the construction of two bridges linking the two sides of the Pegoudlaan have been introduced. First office developments are foreseen in 2010.

KEY ELEMENTS OF THE INCOME STATEMENT

- ❑ Other income: €1,300K vs. €831 K on 31/12/2008
 - Commission predominantly resulting from managing the participation Conferinvest (conference centers) and specific project management mission on behalf of third parties
 - Joint-Venture with Pramerica has been dissolved

- ❑ Operational charges: €8,421K vs. €7,301 K on 31/12/2008
 - Increase predominantly the result of
 - Automatic indexation of wages and internalisation of property management services being charged to tenants
 - Eviction charges in Vaugirard

- ❑ Capital gains: €18,011K vs. €7,075 K on 31/12/2008

KEY ELEMENTS OF THE INCOME STATEMENT

- Net financial charges: €-7,063 K vs. €-6,119 K on 31/12/2008
 - Increase of financial charges due to:
 - Increase of financial charges linked to increase of average indebtedness partially compensated by decrease of base interest rate (Average Euribor 3M: 2008 4.65%; 2009 1.22%)
 - Negative impact of current hedging instruments (Floor): €1,301 K (End of floor on 31/03/2010)
 - Average cost of debt: 3.7% (without hedging) and 4.4% with hedging.

- Taxes (effectively paid): €571K
 - Positive amount due to exceptional positive impact of €1,064 K
 - Deferred taxes have no impact on treasury/cash position
 - Banimmo has structurally a low taxation rate thanks to
 - Depreciation of assets
 - Notional interest
 - Non-taxation of capital gains on shares
 - Possibility of immunisation by re-investing the real estate capital gains

- Variation of fair value: -€11,649 K (vs. -€3,477 K on 31/12/2008)
 - Decrease mainly concentrated in Belgium. A small decrease in France (€ 626 K) result of improving market in France in retail segment

KEY ELEMENTS OF THE INCOME STATEMENT

- ❑ Consolidated net result: €11,006 K (vs. €4,248 K on 31/12/2008)
- ❑ Net current result: €18,117 K (vs. €8,712 K on 31/12/2008)
- ❑ Result per share:
 - Net current result €1.60 (vs. €0.77 on 31/12/2008)
 - Proposed ordinary dividend €1.00 (vs. €1.00 on 31/12/2008)

Results higher than 2008 and in line with pre-crisis years (2006 and 2007)

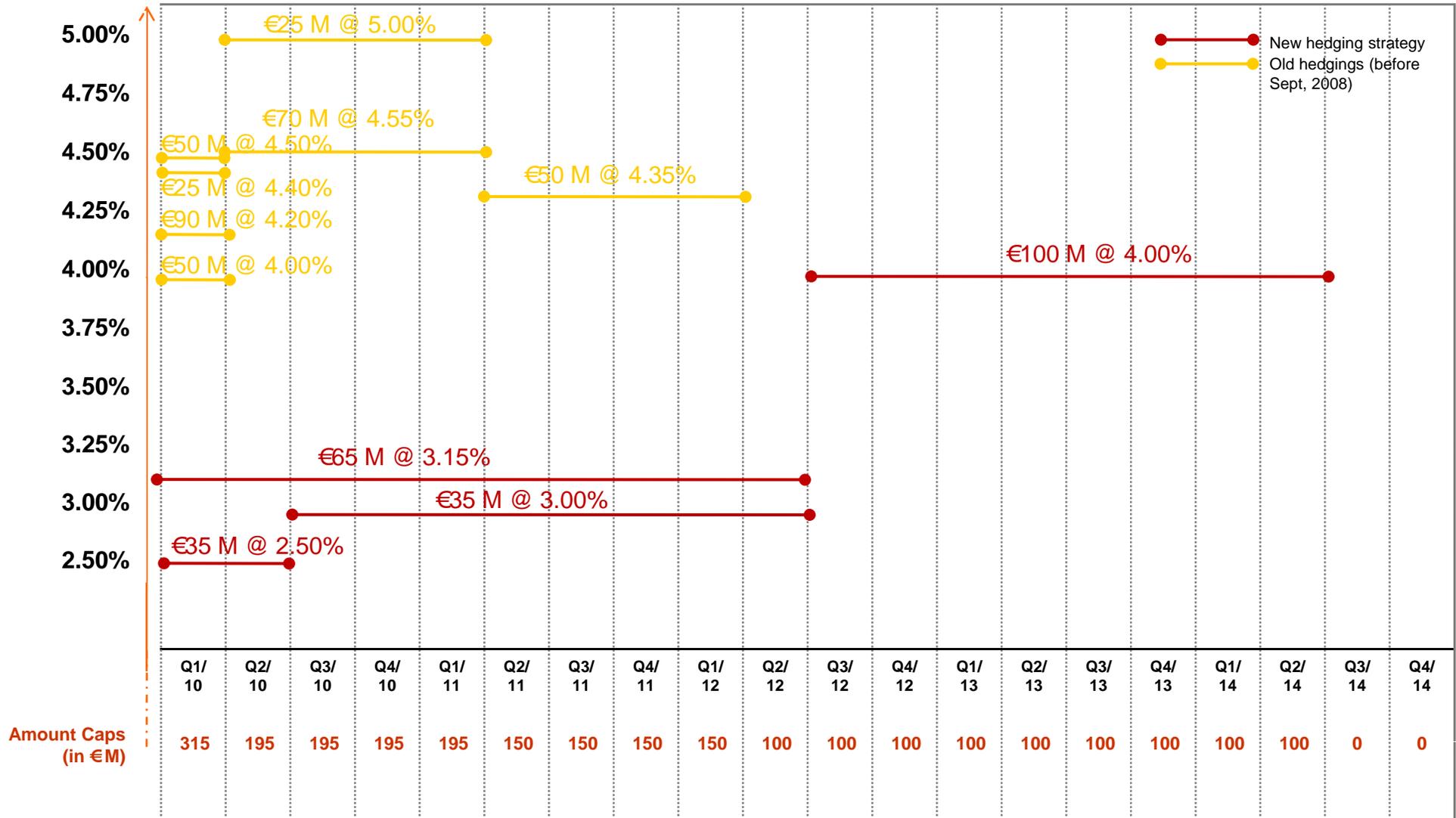
FINANCIAL DEBT

□ Key figures

Key ratios	31/12/2007	31/12/2008	31/12/2009
Net debt (€M)	47.4	172.8	145.3
Net debt / shareholders equity	0.30	1.20	1.02
Fin. debt / Total assets	21.0%	51.3%	46.3%

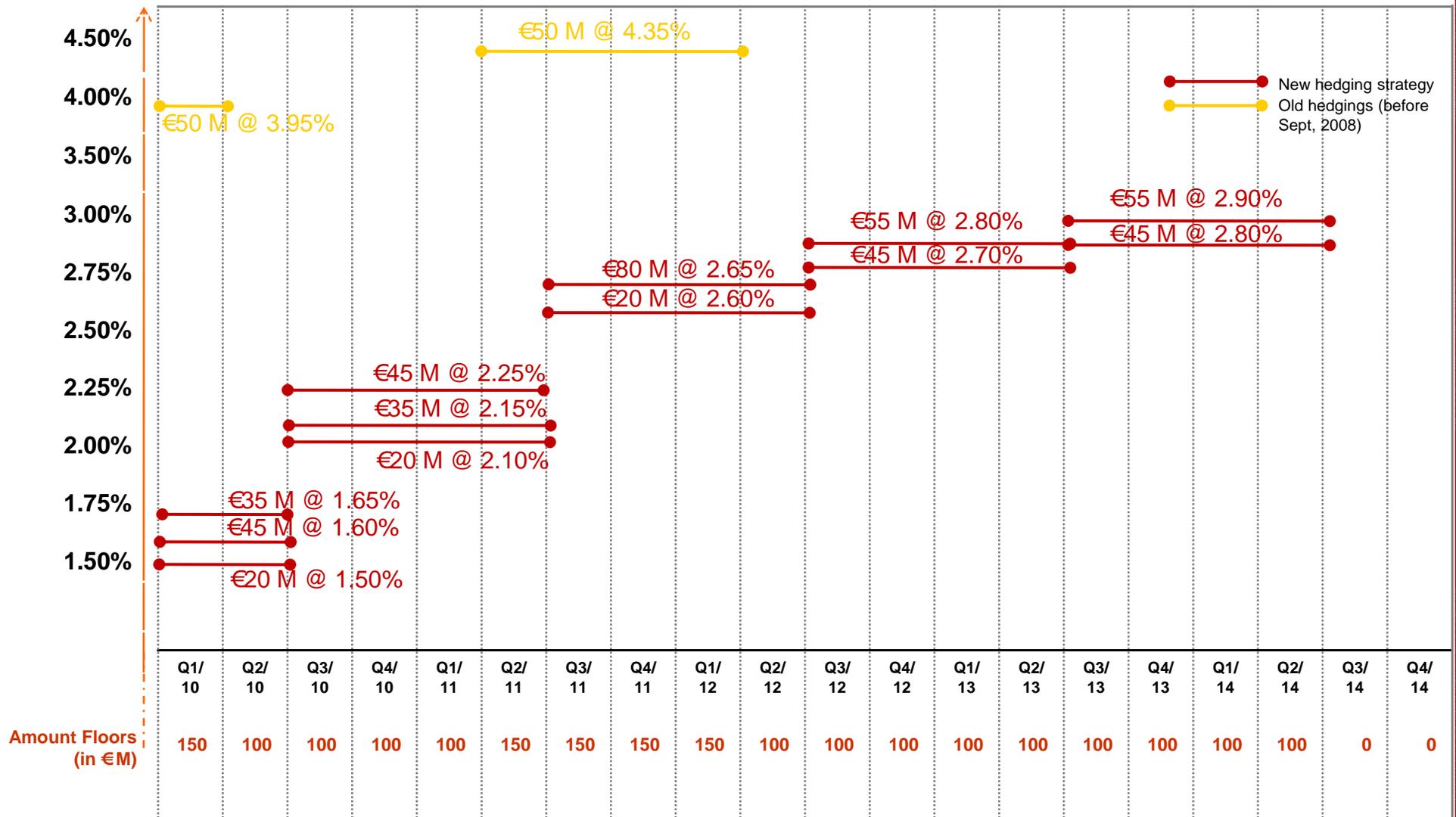
- Resources:
 - €190 M syndicated bank credit
 - Three new specific asset financing loans have been put in place for a total amount of €50.4 M (another loan dedicated to the Sirius building, for an amount of € 48.5 M has been reimbursed with the sale of the building in November 2009)
 - €50 M commercial paper program (included in syndicated bank credit). Back stop facility extended to 2012
 - **Total resources of €240.4 M**
 - **New loan to be closed by April 2010**
- Maturities:
 - No debt maturity in 2010
 - Syndicated bank credit: September 2011 (€140 M) and September 2012 (€50 M)
 - New credit (€16.4 M): 2012 - New credit (€ 9.0 M): 2014 - New credit (€ 25.0 M): 2016
- If all credit lines are drawn with this new debt structure, the average credit margin on financial debt is 143bps

Hedging strategy: overview of caps

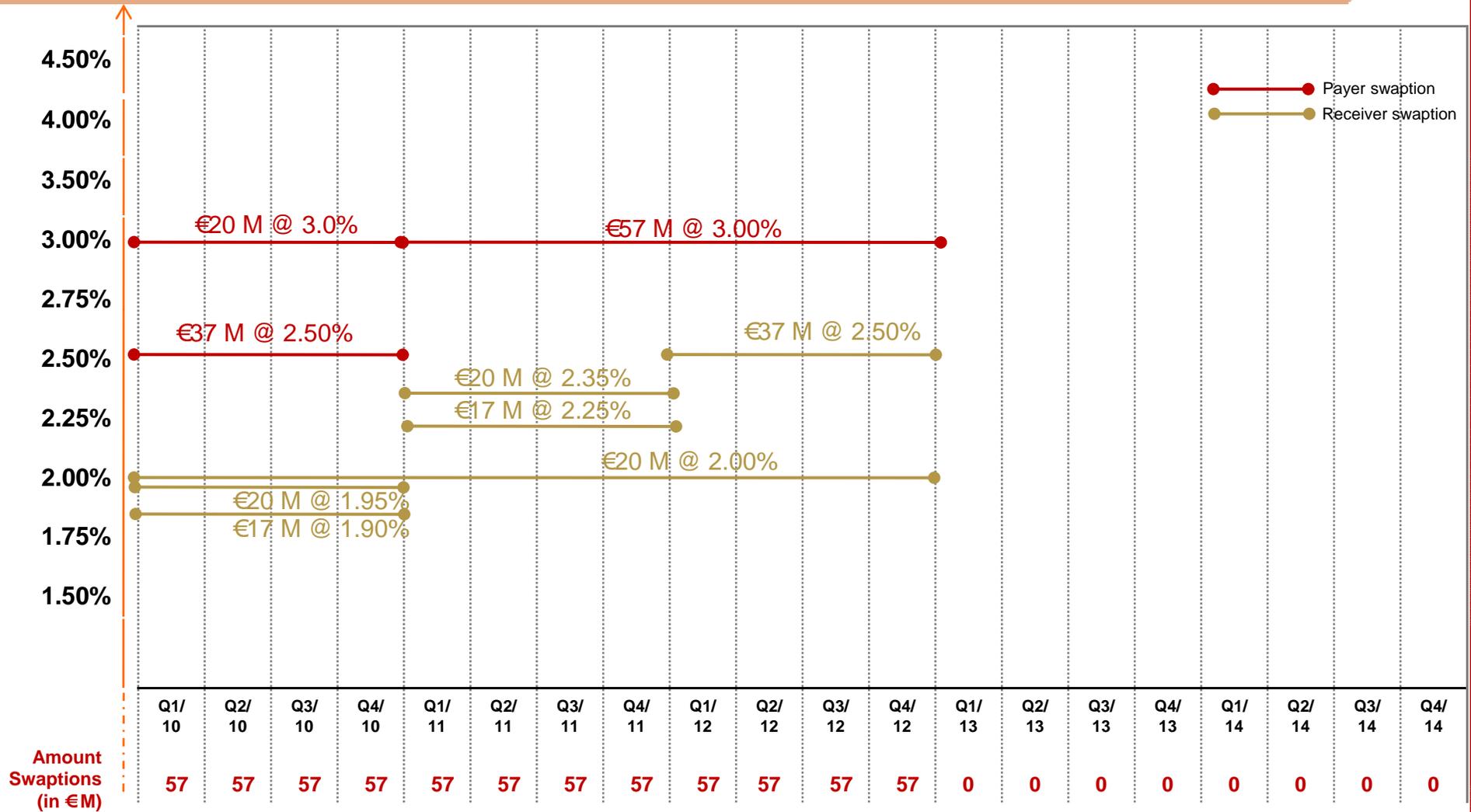


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Hedging strategy: overview of floors



Hedging strategy: overview of swaptions



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FORECASTS

- Outstanding economical return on equity of 16.1% despite depressive real estate and bank market conditions
- Strong capacity to develop new projects in a buyer's market
 - Objective: > €100 M
- Strong pipeline under study with greater focus in the retail segment. Office segment for first time lower than 50% of our portfolio
- Recovery of operating result of the conference centers. New opportunities under study to develop one or two new centers in Europe
- Increasing opportunities to reposition existing assets, resulting to increasing legal constraints to promote “green” assets

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FINANCIAL CALENDAR

- Trading update Q1/2010 May, 2010
- Ordinary General Assembly May 18th, 2010
- Dividend payment May 28th, 2010
- Communication half-year results 2010 August 31th, 2010
- Trading update Q3/2010 November, 2010
- Communication annual results 2010 February, 2011



Turning obsolescence into sustainable excellence

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