

# Press and analyst meeting

## Annual figures 2008

Tuesday 17 February 2009

# AGENDA

**1. Description of the portfolio**

**2. Important facts of 2008**

**3. Financial results 31.12.2008**

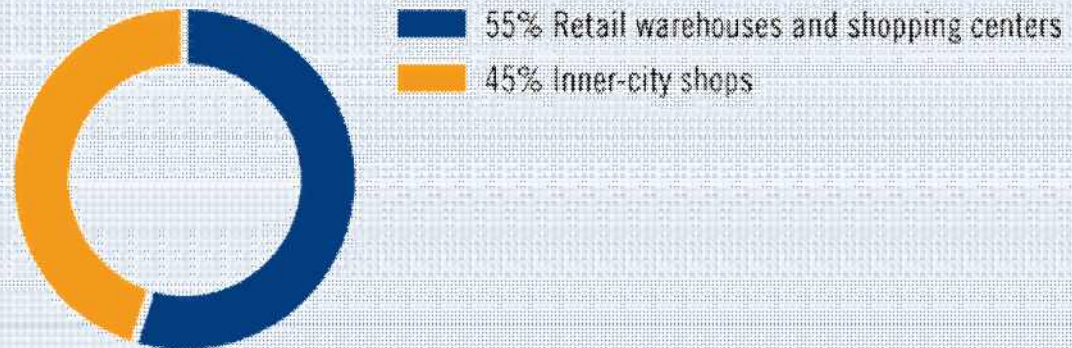
**4. Real estate market**

**5. Outlook 2009**

# 1. Description of the portfolio

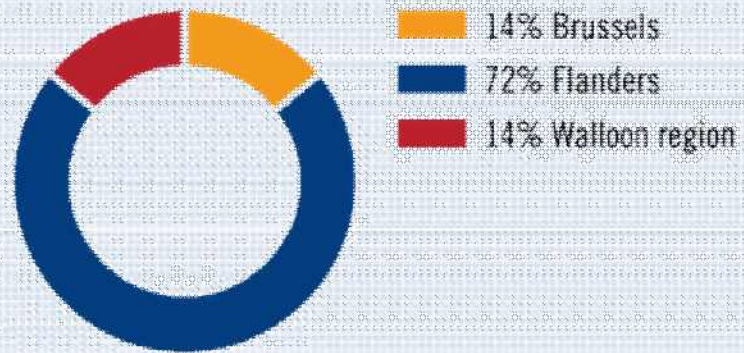
# Description of the portfolio

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

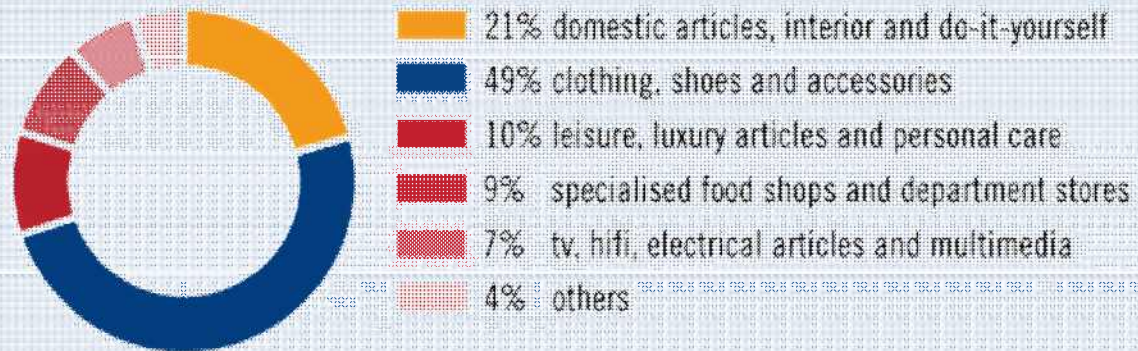


- Occupancy rate
  - 99,3 % on 31.12.2008
  - 99,3 % on 31.12.2007

# Geographic spread



# Region of activity tenants



## 2. Important facts of 2008

# Important facts of 2008

## Investments

- Opening of commercial project Julianus in Tongeren
- Redevelopment project Shopping Park Olen
- Redevelopment Vilvoorde
- Redevelopment retail warehouses Andenne

## Rent renewals

# Opening of commercial project Julianus in Tongeren

- Successfully opened: March 13, 2008
- Investment value: € 17,4 million
- Fair value 31.12.2008: € 21,4 million
- Entirely let: H&M, Kruidvat, JBC, Torfs Schoenen, Essenza, Bestsellers, Bel Company, Veritas, Zanier, Deloberge, etc.
- Surroundings modified by city of Tongeren ongoing
- Rental income € 1,2 million
- Contributed to operating result of 2008 with € 0,4 million



# Redevelopment project Shopping Park Olen

- Built surface area:  $\pm 35.000 \text{ m}^2$  ( $\pm 26.642 \text{ m}^2$  lettable commercial area)
- Total estimated investment: € 35 à 40 million
- Letting process - target: 50 % let by 30.06.2009
- Current letting ratio: 15 %
- End 2008: letting to Decathlon
- Request for cancellation of building permit and socio-economic permit pending



# 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
- Opening H&M: September 24, 2008
- Delivery luxurious apartments: February 2009
- 8 apartments sold



